



# TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, January 11, 2021 at 4:00 PM

## MINUTES

### MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

***Join Zoom Meeting***

<https://us02web.zoom.us/j/82200050380?pwd=cU1iK3hMOXlmVmhSSVBaeGZyRTdZUT09>

***Meeting ID:*** 822 0005 0380

***Passcode:*** 849668

***Dial Toll Free:***

877 853 5257 US Toll-free

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***Find your local number:*** <https://us02web.zoom.us/j/82200050380>

***Join by Skype for Business:*** <https://us02web.zoom.us/j/82200050380>

### CALL TO ORDER AND ROLL CALL

***Board Members present were:***

Dave Edwards, Chair

Missy Atwood

Taline Manassian

John McIntosh

Dan O'Brien

Walt Smith

Shannon O'Connor (Advisory Board Member)

Bob Richardson (Advisory Board Member)

***Staff, Consultants & Appointed/Elected Officials present were:***

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Communications Director Lisa Sullivan

Finance Director Shawn Cox

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder (P3 Works, LLC)

TIRZ P3 Consultant Darin Smith (EPS, Inc.)

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:00 p.m.

## **PRESENTATION OF CITIZENS**

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained with in the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By law no action may be taken during Presentation of Citizens.*

No one spoke during Presentation of Citizens.

## **MINUTES**

- 1. Discuss and consider approval of the December 14, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Smith to approve the minutes with corrections. Board McIntosh seconded the motion. Upon further discussion, the Board directed the City Secretary to correct the minutes and bring the back for approval at February 8, 2021 regular meeting. Board Member Smith withdrew his motion, and Board Member McIntosh withdrew his second.

## **BUSINESS**

- 2. Discuss and consider possible recommendation regarding the Interlocal Agreement between the City of Dripping Springs, Dripping Springs Independent School District, Hays County, and Dripping Springs Community Library related to the Town Center Project and real estate at 510 Mercer Street.**

Laura Mueller presented the staff report which is on file. There will be a mediation meeting January 19, 2021 with the parties and the Center for Dispute Resolution.

- 3. Update and discussion regarding TIRZ Collections and Revenues.**

Board Member Smith provided the update on Hays County fiscal year 2020 funding. In the next two weeks he should have the updated dollar figures and totals.

- 4. Presentation and discussion regarding the TIRZ Administrator Quarterly Report. TIRZ Administrator, Jon Snyder (P3 Works, LLC)**

Jon Snyder and Mim James presented the report which is on file.

**5. Discuss and consider approval of the Appointment of one individual from the TIRZ No. 1 & No. 2 Board to serve as Vice Chair for a term of two (2) years.**

A motion was made by Board Member Smith to appoint Taline Manassian as TIRZ No. 1 & No. 2 Board Vice Chair for a term of two (2) years. Board Member O'Brien seconded the motion which carried unanimously 6 to 0.

**6. Discuss and consider approval of Amendments to the Tax Increment Reinvestment Zones No. 1 & No. 2 Bylaws to reflect approved Ordinance No. 2020-54 for staggered terms and to address the use of videoconferencing.**

A motion was made by Board Member Atwood to approve Amendments to the Tax Increment Reinvestment Zones No. 1 & No. 2 Bylaws to reflect approved Ordinance No. 2020-54 for staggered terms and to address the use of videoconferencing. Board member Smith seconded the motion which carried unanimously 6 to 0.

**7. Update and discussion regarding TIRZ Priority Projects.**

Keenan Smith presented the item.

*a) Town Center*

The Board directed Keenan and the project team to look at alternate parcels after January 19<sup>th</sup>.

*b) Old Fitzhugh Road*

Grant Writer TJKM, as recommended by the board, will be up for approval by the City Council at their February 16<sup>th</sup> meeting.

*c) Downtown Parking*

The team has begun work on the concept sketches with McCann Adams Studio. There will be a meeting this week with the project team, and then in February the team will meet with the city to discuss feasibility and issues.

*d) Triangle – No update at this time.*

**EXECUTIVE SESSION**

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Board did not meet in Executive Session.

## UPCOMING MEETINGS

### *TIRZ No. 1 & No. 2 Board Meetings*

February 8, 2021 at 4:00 p.m.

March 8, 2021 at 4:00 p.m.

April 12, 2021 at 4:00 p.m.

### *City Council Meetings*

January 12, 2021 at 6:00 p.m.

January 19, 2021 at 6:00 p.m.

February 9, 2021 at 6:00 p.m.

## ADJOURN

A motion was made by Vice Chair Manassian to adjourn the meeting. Board Member Smith seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:37 p.m.