



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Monday, January 13, 2025, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Commissioners present, Chair Starcher called the meeting to order at 4:03 p.m.

Board Members Present

Place 2 Craig Starcher, Chair

Place 1 Ryan Thomas

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Advisory Member Bob Richardson

Board Members Absent

Place 3 Taline Manassian, Vice Chair

Place 7 Walt Smith

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Jon Snyder

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during the Presentation of Citizens.

MINUTES

1. **Approval of TIRZ No. 1 & No. 2 Board meeting minutes for December 9, 2024.**

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the December 9, 2024 TIRZ No. 1 & No. Board meeting minutes.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

2. **Introduction of new TIRZ Board member Ryan Thomas.**

Chair Starcher introduced new Board Member Ryan Thomas.

3. **Update on TIRZ funding and expenditures as it relates to financing Priority Projects.** *Deputy City Administrator, Shawn Cox*

This item was presented by Deputy City Administrator Shawn Cox. Presentation is on file.

Update was informational and no action was taken.

4. **Update on TIRZ Priority Projects.** *TIRZ Project Manager Keenan Smith and Leslie Pollock*

Updates are informational, no action was taken.

a. Stephenson Building

Project Manager Keenan Smith presented the update. Presentation is on file.

b. Downtown Parking Lot

Update concerning the design plan and probable construction costs were presented.

c. Downtown Restrooms

City Engineer Chad Gilpin presented an update on the downtown restrooms. Presentation is on file.

d. Old Fitzhugh Road Project

Leslie Pollock with HDR gave an update which included design progress and challenges.

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

A motion was made by Board Member Mathews and seconded by Board Member Atwood, to go into Closed Session for item 5, under Sections 551.071 and 551.07.

The motion carried unanimously 5 to 0.

Closed Session began at 4:56 p.m. and ended at 5:22 p.m.

No action was taken during Closed Session.

- 5. Consultation with Attorney and Deliberation Regarding Real Property and Easements related to TIRZ Priority Projects.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property 551.072*

ADJOURN

A motion to adjourn the meeting was made by Board Member Mathews and seconded by Board Member Kimball. The motion carried unanimously 5 to 0.

The meeting was adjourned at 5:33 p.m.