



TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, November 09, 2020 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/82804128384?pwd=MnRuNGVsSkIQb3hLeW4rRm05cVZaUT09>

Meeting ID: 828 0412 8384

Passcode: 052094

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/u/kboa8r3GJR>

Join by Skype for Business: <https://us02web.zoom.us/skype/82804128384>

CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Mim James, Vice Chair

Missy Atwood

Dan O'Brien

Walt Smith

Shannon O'Connor (Advisory Board Member)

Bob Richardson (Advisory Board Member)

Board Members absent were:

John McIntosh

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Communications Director Lisa Sullivan

Mayor Pro Tem Taline Manassian

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder (P3 Works, LLC)

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

Chair Edwards introduced Brett Springston, Interim Superintendent for Dripping Springs ISD>

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 low no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the October 5, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the October 5, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes. Vice Chair James seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 2. Discuss and consider possible action regarding the Town Center Project Interlocal Agreements related to tasks, deliverables and deadlines.**

Mayor Pro Tem Manassian presented the item.

a) Real Estate Agreements

Agreements are moving forward with both DSISD and the Library District. The City will complete the agreement with DSISD first, then the Library District agreement. Still working with the County on their agreement.

Laura Mueller presented proposed changes to the Interlocal Agreement for real estate as they relate to notice to cure and time-lines.

b) Infrastructure Cost Sharing Agreements

The team has received the proposals and is working on edits. First the Library District agreement will be completed, then the TIRZ agreement. Proposals will be brought to the TIRZ Board for feedback.

c) Plan of Finance

This item is currently on pause, but in good shape. The team will present the other agreements first with the Plan of Finance last.

No action was taken on this item.

3. Update and discussion regarding TIRZ Priority Projects.

Keenan Smith presented the item.

a) Town Center

Previously discussed under Business Agenda Item 2, and the ILA workflow is moving along as discussed.

b) Old Fitzhugh Road

The Hays County Bond was approved and follow up on what that means for this project will coming soon.

The Grant Writer RFQ was a success this time with four respondents. Staff is reviewing submittals and will seek a Board recommendation at the next meeting.

c) Downtown Parking

Doucet has completed the survey for Stephenson Tract and kick-off meeting for goal setting will be scheduled in November.

d) Triangle

No updates, still on hold related to FEMA and Hwy 290 expansion project.

4. Discuss and consider recommendation regarding an Ordinance creating Places and Staggering Terms of the Tax Increment Reinvestment Zone No. 1 Board and the Tax Increment Reinvestment Zone No. 2 Board.

A motion was made by Board Member Atwood to recommend City Council approval of an Ordinance creating Places and Staggering Terms of the Tax Increment Reinvestment Zone No. 1 Board and the Tax Increment Reinvestment Zone No. 2 Board with the following recommendations related to places and terms:

Place 1	1 year term	City Representative
Place 2	1 year term	City Representative
Place 3	2 year term	City Representative, Chair
Place 4	2 year term	DSISD Representative
Place 5	2 year term	Library District Representative
Place 6	2 year term	Hays County Representative
Place 7	1 year term	Hays County Representative

Board Member Smith seconded the motion which carried unanimously 5 to 0.

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 Board Meetings

December 14, 2020 at 4:00 p.m.

January 11, 2021 at 4:00 p.m.

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

City Council Meetings

November 10, 2020 at 6:00 p.m.

November 17, 2020 at 6:00 p.m.

December 8, 2020 at 6:00 p.m.

ADJOURN

Board Member Atwood requested that the City and Jon Snyder provide an update on the TCEQ permit litigation will have any impact on the Town Center project or TIRZ revenue.

Vice Chair James spoke and believes that this is in reference to the Heritage project in TIRZ No. 1. He has spoken with the Mayor and does believe there will not be any significant impact.

Laura Mueller added that the City is looking at options and this will not affect any projects in the TIRZ.

Jon Snyder will meet with staff to look at projections and if there may be any impact, and will follow up at the next Board meeting.

Vice Chair James clarified the 8-year build out of Heritage commencing 2023-2024. These assumptions are part of the revenue projects as presented by Jon Snyder in the last TIRZ Administrator report. The City made sure there were options if the permit was not approved so that in the event that the permit was not approved.

A motion was made by Board Member Atwood to adjourn the meeting. Board Member Smith seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:59 p.m.