



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, August 11, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the board members present, Chair Thomas called the meeting to order at 4:08 p.m.

Board Members Present:

Place 1 Ryan Thomas, Chair

Place 2 Jessy Milner

Place 4 Miles Mathews

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

Board Members Absent:

Place 3 Taline Manassian, Vice Chair

Place 5 Missy Atwood

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

City Inspector/Grant Administrator Garrett Osborne

Senior Planner Sara Varvarigos

Maintenance Director Riley Sublett

TIRZ Project Manager Keenan Smith

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 Presentation of Citizens.

MINUTES

1. Consider approval of the July 14, 2025 TIRZ No.1 & No.2 meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Smith, to approve the July 14, 2025, TIRZ No. 1 & No. 2 meeting minutes. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

2. Introduction and welcome to new TIRZ No.1 & No.2 Board Member Jessy Milner.

No action was taken.

3. Discuss and consider approval of a recommendation to City Council regarding the selection of a proposal for the Stephenson School Building and Parking Improvements Project.

No action was taken.

3. Discuss and consider approval of a possible Special meeting date for the TIRZ No.1 & No.2 Board to consider approval of a recommendation to City Council regarding the selection of a proposal for the Stephenson School Building and Parking Improvements Project.

No action was taken.

5. Update regarding TIRZ Priority Projects. *Keenan Smith, TIRZ Project Manager*

a. Old Fitzhugh Road

Project Manager Keenan Smith presented the update. No action was taken.

6. Report on HB 1522 concerning the new rules regarding the posting of meeting agendas and discuss the TIRZ No.1 & No.2 Board Agenda Submission Policy.

No action was taken.

CLOSED SESSION

A motion was made by Board Member Smith and seconded by Board Member Kimball, to go into Closed Session for agenda item 7, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 4:27 p.m.

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.

- 7. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects.** (551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).

Closed Session ended at 4:53 p.m.

No action was taken during Closed Session.

ADJOURN

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

The meeting was adjourned at 4:54 p.m.