



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, December 08, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of board members present, Chair Thomas called the meeting to order at 4:02 p.m.

Board Members Present:

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair (*arrived at 4:15 p.m.*)

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith (*arrived at 4:15 p.m.*)

Board Members Absent:

Place 2 Jessy Milner

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

Deputy City Attorney Laura Mueller

City Secretary Diana Boone

City Engineer Chad Gilpin

Maintenance Director Riley Sublett

TIRZ Project Manager Keenan Smith, AIA

Leslie Pollack HDR Engineer

Senior Planner Sara Varvarigos

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. Approval of the November 10, 2025, TIRZ No. 1 and No. 2 Board regular meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the November 10, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0. Vice Chair Manassian and Board Member Smith were not present to vote.

BUSINESS AGENDA

2. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager*

- a. Utility Relocations
- b. Schedule
- c. Budget

HDR Engineer Leslie Pollock presented the update.

No action was taken.

3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager*

Vice Chair Manassian and Board Member Smith arrived during this presentation.

TIRZ Project Manager Keenan Smith presented the update.

No action was taken.

4. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager*

TIRZ Project Manager Keenan Smith presented the update.

No action was taken.

5. Update regarding TIRZ Priority Project - Dripping Springs Community Library Project. *Missy Atwood, President, DS Community Library*

Board Member Atwood presented the update.

No action was taken.

CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Mathew, to go into Closed Session for item 6, under sections 551.071 and 551.073. The motion carried unanimously 6 to 0.

Closed Session started at 4:33 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.

- 6. 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 5:02 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 6 to 0.

The meeting was adjourned at 5:03 p.m.