



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, May 11, 2026, at 4:00 PM

DRAFT MINUTES

With a quorum of commissioners present, Chair Thomas called the meeting to order at 4:01 p.m.

CALL TO ORDER AND ROLL CALL

Board Members Present

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 4 Miles Mathews

Place 6 Susan Kimball

Place 7 Walt Smith

Board Members Absent

Place 2 Jessy Milner

Place 5 Missy Atwood

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Engineer Chad Gilpin

Deputy City Attorney Laura Mueller

City Secretary Diana Boone

Project Manager Garrett Osborne

TIRZ Project Manager Keenan Smith, AIA

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 April 13, 2026 TIRZ No.1 & No.2 Board Regular Meeting Minutes.

A motion was made by Board Member Mathews and seconded by Board Member Smith, to approve the April 13, 2026 meeting minutes. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

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

a. Schedule

The update was presented by TIRZ Project Manager Keenan Smith and Project Manager Garrett Osborne. No action was taken by the board. Presentation is on file.

3. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*

- a. Request for Bids Package
- b. Schedule
- c. Project Funding
- d. Temporary Construction Easements

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken by the board. Presentation is on file.

4. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*

a. Plans, Specifications, and Estimate Package Update

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken by the board. Presentation is on file.

5. Update, discussion, and possible action regarding proposed Amendments to TIRZ No. 1 & No. 2 Project Plans and Boundaries.

No action was taken by the board. Presentation is on file.

6. Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.

No action was taken by the board. Presentation is on file.

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

The board did not meet in Closed Session.

ADJOURN

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

The meeting was adjourned at 4:27 p.m.