



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

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, May 13, 2024, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Board Members present were:

Place 2 Craig Starcher, Chair
Place 3 Taline Manassian, Vice Chair
Place 1 Dave Edwards
Place 4 Miles Mathews
Place 5 Missy Atwood
Place 6 Susan Kimball
Advisory Member Bob Richardson

Board Member absent was:

Place 7 Walt Smith

Staff, Consultants & Appointed/Elected Officials Present were:

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
Deputy City Secretary Cathy Gieselman
TIRZ Project Manager Keenan Smith, AIA

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor 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.

PRESENTATIONS

Presentations are for discussion only and no action shall be taken.

1. Presentation on Dripping Springs Community Library Project. Missy Atwood

Missy Atwood provided a presentation and handout about the Community Library Project. Presentation and handout are on file. Missy introduced Sarah Rose, Capital Campaign Manager for the project, who was available for questions.

MINUTES

2. Discuss and consider approval of the April 15, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.

A motion was made by Board Member Mathews to approve the April 15, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Edwards seconded the motion which carried 5 to 0 to 1, with Vice Chair Manassian abstaining.

BUSINESS AGENDA

3. Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation.

Keenan provided a recap of the budget recommendation. There was a calculation error in the information provided and he will provide a correction to the total FY'25 TIRZ Budget recommendation to reflect the correct amount. The correct amount should have been listed as \$368,000 (Direct Project Expenses + Indirect).

A motion was made by Board Member Edwards to approve of the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation with the amendment showing the correct amount of \$368,000. Vice Chair Manassian seconded the motion which carried unanimously 6 to 0.

4. Discuss and consider possible action regarding TIRZ Priority Project Subcommittee Recommendation. TIRZ Project Manager, Keenan Smith

Vice Chair Manassian reported that the TIRZ Priority Project Subcommittee had met and heard a presentation regarding the Dripping Springs Library Project. The Subcommittee recommends adding the library to the priority project list as it would show support for community projects which is an important factor when it comes to obtaining a USDA loan.

A motion was made by Board Member Edwards to approve of making the Dripping Springs Library Project a priority project. Board Member Kimball seconded the motion which carried unanimously 6 to 0.

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

- a. Downtown Parking Lot
- b. Downtown Bathrooms
- c. Old Fitzhugh Road Project

Keenan Smith provided a presentation which is on file and addressed questions from Board members.

A motion was made by Vice Chair Manassian to adjourn into Closed Session under Texas Government Code Sections 551.071, Consultation with Attorney and 551.072, Deliberation of Real Property and regarding Closed Session Agenda Item 6. Board Member Kimball seconded the motion which carried unanimously 6 to 0.

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.

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

The TIRZ No. 1 & No. 2 Board met in Closed Session from 5:19 p.m. to 5:24 p.m.

No action or vote was taken during Closed Session. Chair Starcher returned the meeting to Open Session at 5:24 p.m.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

- June 10, 2024, at 4:00 p.m.
- July 8, 2024, at 4:00 p.m.
- August 12, 2024, at 4:00 p.m.

City Council Meetings

- May 21, 2024, at 6:00 p.m.
- June 4, 2024, at 6:00 p.m.
- June 18, 2024, at 6:00 p.m.
- July 2, 2024, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Manassian to adjourn the meeting. Board Member Atwood seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:25 p.m.