



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, May 10, 2021 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/85913766294?pwd=QTRBekFwS0NlK1NBVlksFZE4vSEo3UT09>

Meeting ID: 859 1376 6294

Passcode: 655988

Dial Toll Free:

877 853 5257 US Toll-free

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Find your local number: <https://us02web.zoom.us/j/85913766294>

Join by Skype for Business: <https://us02web.zoom.us/j/85913766294>

CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Taline Manassian, Vice Chair

Missy Atwood

Dan O'Brien

John McIntosh

Walt Smith (arrived at 5:42 p.m.)

Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials:

City Administrator Michelle Fischer

City Attorney Laura Mueller

Finance Director Shawn Cox

City Secretary Andrea Cunningham

Communications Director Lisa Sullivan

TIRZ Project Manager Kennan Smith

TIRZ Project Consultant Aldo Fritz, TJKM

TIRZ Project Consultant Cory Peterson, TJKM

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:02 p.m.

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.

Dripping Springs ISD Board President Joanna Day introduced the new Dripping Springs ISD Superintendent Holly Morris-Kuentz.

Marily Minnaar with Texas League of Women Voters introduced herself and informed the Board that she will be attending TIRZ meetings in an effort to engage more in the community.

MINUTES

- 1. Discuss and consider approval of the April 12, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Vice Chair Manassian to approve the April 12, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 2. Presentation and discussion regarding the Town Center Project Real Estate Agreements.**

Laura Mueller presented the staff report, which is on file, and provided a status update on the Dripping Springs ISD agreement.

- 3. Update and discussion regarding TIRZ Priority Projects.**

- a) Old Fitzhugh Road

Keenan Smith, Aldo Fritz and Cory Peterson presented the item. The Board discussed funding options, both public and private, including possible grant funding. TJKM will provide data on all available funding options and will begin writing from day one.

- b) Downtown Parking

Keenan Smith presented the update. The Concept Plan is on pause pending the budget and funding.

c) Triangle

Keenan Smith presented the update. This project continues to be on hold due to FEMA and TxDOT.

4. Discuss and consider recommendation regarding the Fiscal Year 2022 TIRZ Budget request and recommendation.

Keenan Smith presented the staff report which is on file. Staff recommends approval Scenario B for the Board's budget recommendation.

A motion was made by Board Member O'Brien to approve Scenario B for the Fiscal Year 2022 TIRZ Budget request and recommendation. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

5. Discuss and consider possible action regarding the reassessment and evaluation of TIRZ Priority Projects.

Action was taken on this item in Open Session following the Executive Session.

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.

A motion was made by Board Member Atwood to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property, and regarding Business Agenda Item 4. Discuss and consider possible action regarding the reassessment and evaluation of TIRZ Priority Projects. Board Member O'Brien seconded the motion which carried unanimously 5 to 0.

The Board met in Executive Session from 4:54 – 5:35 p.m. No action or vote was taken during Executive Session.

Chair Edwards returned the meeting to Open Session at 5:35 p.m.

OPEN SESSION

The Board returned to consider Business Agenda Item 5.

5. Discuss and consider possible action regarding the reassessment and evaluation of TIRZ Priority Projects.

A motion was made by Board Member O'Brien to recommend that TIRZ Priority Projects remain in place as is, and that the City Council focus on development of Old Fitzhugh Road;

and, that the City Council move forward expeditiously to facilitate the Library District remaining as part of the Town Center Project and that the City Council move forward with the efforts that it can reasonably do so now in furtherance of the Town Center; and, development of Old Fitzhugh Road. Board Member Manassian seconded the motion which carried unanimously 5 to 0.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

June 14, 2021, at 4:00 p.m.

July 12, 2021, at 4:00 p.m.

August 9, 2021, at 4:00 p.m.

City Council Meetings

May 11, 2021, at 6:00 p.m.

May 18, 2021, at 6:00 p.m.

June 8, 2021, at 6:00 p.m.

June 15, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Board Member Smith to adjourn the meeting. Board Member O'Brien seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:44 p.m.