



TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, December 14, 2020 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/82817607944?pwd=SXlGWtN4VkY3REJKZDVndkdwQ0t2UT09>

Meeting ID: 828 1760 7944

Passcode: 249174

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/u/kh807k2QV>

Join by Skype for Business: <https://us02web.zoom.us/skype/82817607944>

CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Mim James, Vice Chair

Missy Atwood

John McIntosh

Dan O'Brien

Walt Smith

Advisory Board Member Shannon O'Connor (arrived at 4:09 p.m.)

Advisory Board Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Communications Director Lisa Sullivan

TIRZ Project Manager Keenan Smith

Mayor Pro Tem Taline Manassian

TIRZ P3 Consultant Darin Smith (EPS, Inc.)

TIRZ Administrator Jon Snyder (P3 Works, LLC)

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:04 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 law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

1. Discuss and consider approval of the TIRZ No. 1 & No 2 Board November 9, 2020 regular meeting minutes.

A motion was made by Vice Chair James to approve the TIRZ No. 1 & No 2 Board November 9, 2020 regular meeting minutes. Board Member McIntosh seconded the motion which carried unanimously 6 to 0.

BUSINESS

2. Update and possible action regarding TIRZ Town Center Project Interlocal Agreements related to tasks and deliverables.

- a) Real Estate Agreements*
- b) Infrastructure Cost Sharing Agreements*
- c) Plan of Finance*

Mayor Pro Tem Manassian presented the update and discussed the status of the real estate agreement and that negotiations with the school district are no closer than they were last month. The main issues that have been discussed are the amount of land, the method or formula by which the price would be determined and when the closing would occur, with the biggest issue being the method or formula by which a price would be determined. As the city interprets the current ILA, the real estate agreement would bind the city and parties to the sale and purchase of the land. The district is willing to identify the land that is to be sold; however, they would like to defer negotiations of price to a later date, rather than to commit to a method or formula by which price would be determined. Mayor Pro Tem Manassian does not recommend the city moving forward without certainty that we have the land, and that she believes the board agrees. The district has asked if there is anything short of a formula that could be agreed upon to keep the project moving forward. The city has reached out to consultants and they are working on any possible solutions.

The School Board is meeting tonight and will discuss the agreement with the new formula and we should get some feedback this week on options.

Mayor Pro Tem Manassian proposed a December workshop between representatives of the city, county, library and school district to agree on basic terms that could be taken back to their respective boards in January.

Board Member Smith spoke regarding the agreement, and believes that the city has worked diligently to ensure an agreement that is understandable by all four entities in the TIRZ. The county has worked diligently to ensure there is a funding mechanism that works for all parties involved. The library does not have a lot of funds, and the county is working with the library to make sure that the funding is there for them. Without the real estate agreement in place, the county will have a hard time justifying funding of the project.

Board Member Atwood spoke regarding the library's position in relation to fund raising. The real estate agreement needs to be in place soon and the land agreed upon so that the library can start fundraising – it is not tenable to wait.

Board Member Smith will set up a meeting with representatives from each party to discuss issues with the agreement and possible solutions.

No action was taken on these items.

d) Interlocal Agreement Deadlines

Laura Mueller presented the item and discussed options for default cure.

A motion was made by Board Member Atwood to provide notice of default and cure to start the 30-day timeframe; if the party's are not able to get to an agreement, the interlocal agreement needs to be terminated so the library can invoke the bilateral agreement with the school to get negotiations going. Board Member Smith seconded the motion which carried unanimously 6 to 0.

3. Discuss and consider possible action related to TIRZ Collections & Revenues.

a) Hays County 2020 TIF Contribution

Board Member Smith presented the item and provided the Board with an update on technical corrections related to the contribution.

b) Library District Cost Sharing

Board Member Atwood presented the item and will be working on the Library's budget next week and will know more once the budget is approved.

4. Discuss and consider recommendation regarding the selection for Grant Writer for City's Request for Qualifications/Statement of Qualifications related to the Old Fitzhugh Road Project.

Keenan Smith presented the staff report which is on file. Staff recommends the selection of TJKM for Grant Writer for the Old Fitzhugh Road Project.

A motion was made by Board Member Smith to recommend City Council selection of TJKM for Grant Writer for the Old Fitzhugh Road Project. Board Member O'Brien seconded the motion which carried unanimously 6 to 0.

5. Update and discussion regarding TIRZ Priority Projects.

a) Town Center – no update at this time.

b) Old Fitzhugh Road – no update at this time.

c) Downtown Parking

Keenan Smith presented the staff report. The notice to proceed on the Stephenson Building parking lot has been issued and the project is moving forward.

d) Triangle – no update at this time.

6. Discuss and consider possible action regarding recommendation of Appointments to the TIRZ No. 1 & No. 2 Board.

Laura Mueller presented the staff report and updated the Board on appointments for the Dripping Springs ISD and Hays County.

Vice Chair James spoke regarding his resignation and tenure. He thanked the Board, Consultants and Staff for their support of the TIRZ.

No action was taken on this item.

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.

The Board did not meet in Executive Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

January 11, 2020 at 4:00 p.m.

February 8, 2020 at 4:00 p.m.

March 8, 2020 at 4:00 p.m.

City Council Meetings

December 15, 2020 at 6:00 p.m.

January 12, 2020 at 6:00 p.m.

January 19, 2020 at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at 5:41 p.m.