



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

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, August 09, 2021 at 4:00 PM

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## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:00 p.m.

**Board Members present were:**

Dave Edwards, Chair  
Missy Atwood  
Michelle Fischer  
John McIntosh  
Walt Smith  
Bob Richardson (Advisory Board Member)

**Board Member absent was:**

Taline Manassian, Vice Chair

**Staff, Consultants & Appointed/Elected Officials**

City Attorney Laura Mueller  
City Treasurer Shawn Cox  
TIRZ Project Manager Keenan Smith

### 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.*

No one spoke during Presentation of Citizens.

## MINUTES

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

A motion was made by Board Member Smith to approve the July 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. **Discuss and consider possible action related to the TIRZ Old Fitzhugh Road Project and the TIRZ No. 1 & No. 2 Board meeting schedule.**

Keenan Smith presented the staff report which is on file. Staff requests a special meeting after the Request for Qualifications regarding the project are received so that the Board may review the responses.

A motion was made by Board Member Smith to schedule a special meeting on September 17, 2021, at 9:30 a.m. solely to discuss the submitted Request for Qualifications, and to be held via Zoom Videoconference. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

A motion was made by Board Member Atwood to place Board Member Smith on the selection committee for the Old Fitzhugh Road Project Request for Qualifications. Board Member McIntosh seconded the motion which carried 4 to 0 to 1, with Board Member Smith abstaining.

3. **Discuss and consider possible action related to the TIRZ Town Center Project.**

Keenan Smith does not have an update at this time; however, there is information for the Boards review during Executive Session.

4. **Discuss and consider possible action related Board Appointments and Vacancies.**

Chair Edwards provided an update that Michelle Fischer has been appointed to the Board. Board Member Smith will have more information related to the Hays County Appointee at the next meeting.

5. **Discuss and consider approval of updated bylaws based on recent legislation related to the application of the Texas Open Meetings Act and legislative update.**

Laura Mueller presented the staff report which is on file. Staff recommends approval of the updated bylaws.

A motion was made by Commissioner Smith to approve the updated bylaws. Board Member Fischer seconded the motion which carried unanimously 5 to 0.

A motion was made by Board Member Atwood to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item 6. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

## **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.*

- 6. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board met in Executive from 4:50 p.m. – 5:05

No vote or action was taken during Executive Session. Chair Edwards returned the meeting to Open Session at 5:05 p.m.

## **UPCOMING MEETINGS**

### **TIRZ No. 1 & No. 2 Board Meetings**

September 13, 2021, at 4:00 p.m.

October 18, 2021, at 4:00 p.m.

November 8, 2021, at 4:00 p.m.

### **City Council Meetings**

August 17, 2021, at 6:00 p.m.

September 7, 2021, at 6:00 p.m.

September 21, 2021, at 6:00 p.m.

## **ADJOURN**

Via unanimous consent, the Board adjourned the meeting.

This regular meeting adjourned at 5:05 p.m.