



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

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, July 12, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:09 p.m.

Board Members present were:

Dave Edwards, Chair
Taline Manassian, Vice Chair
Missy Atwood
Walt Smith
Bob Richardson (Advisory Board Member)

Board Member absent was:

John McIntosh

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
City Attorney Laura Mueller
City Secretary Andrea Cunningham
TIRZ Project Manager Keenan Smith
TIRZ Administrator Jon Snyder, P3 Works
TIRZ Consultant, Aldo Fritz, TJKM
TIRZ Consultant, Cory Peterson, TJKM
Mim James

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 within 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. Speakers 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 May 10, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the May 10, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Atwood seconded the motion which carried unanimously 4 to 0.

BUSINESS

- 2. Presentation and consideration of acceptance regarding the Fiscal Year 2020-2021 Q2 TIRZ Administrator Report.**

Jon Snyder and Mim James presented the report which is on file.

A motion was made by Vice Chair Manassian to accept the Fiscal Year 2020-2021 Q2 TIRZ Administrator Report. Board Member Smith seconded the motion which carried unanimously 4 to 0.

- 3. Discuss and consider possible action regarding the Town Center Project Cost Sharing and Reimbursement.**

Item 3 was discussed in conjunction with Item 2. No action was taken.

- 4. Update and discussion regarding Hays POSAC Grant Funding related to the Old Fitzhugh Road Multi-Use Trail and the Town Center Square and Pavilion.**

Keenan Smith presented the update which is on file.

No action was taken on this item.

- 5. Discuss and consider possible action regarding TIRZ Priority Projects related to the Old Fitzhugh Road Project.**

Keenan Smith presented the staff report which is on file.

Aldo Fritz and Cory Peterson gave a presentation which is on file.

Board Members will review the grant options and will decide which options to move forward with at the next meeting.

No action was taken on this item.

- 6. Discuss and consider recommendation of appointment to TIRZ Boards and report on vacancies on member seats on the TIRZ No. 1 & No. 2 Board.**

Board Member Smith reported that Hays County is currently interviewing potential candidates for appointment to the county seat.

A motion was made by Board Member Smith to recommend City Council appointment of Michelle Fischer to an unexpired term ending December 31, 2021. Board Member Atwood seconded the motion which carried unanimously 4 to 0.

A motion was made by Vice Chair Manassian to adjourn into Executive Session under Texas Government Code Section 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item 7. Board Member Smith seconded the motion which carried unanimously 4 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.

- 7. Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Deliberation of Real Property, 551.072*

The Board met in Executive Session from 5:41 p.m. – 6:02 p.m. No vote or action was taken during Executive Session.

Chair Edwards returned the meeting to Open Session at 6:02

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

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

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

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

City Council Meetings

July 20, 2021, at 5:00 p.m. (Special Budget Meeting)

July 20, 2021, at 6:00 p.m.

July 29, 2021, at 6:00 p.m. (Special Budget Meeting)

August 3, 2021, at 6:00 p.m.

ADJOURN

Via unanimous consent this regular meeting adjourned at 6:03 p.m.