



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

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, December 13, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Board Members

Dave Edwards, Chair

Taline Manassian, Vice Chair

Missy Atwood

Michelle Fischer

Susan Kimball

John McIntosh

Walt Smith

Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller

City Treasurer Shawn Cox

City Secretary Andrea Cunningham

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 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.

MINUTES

- 1. Discuss and consider approval of the November 8, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

2. **Update and discussion regarding the Engineering Professional Services Agreement related to the TIRZ Old Fitzhugh Road Project.**
3. **TIRZ Priority Projects Review Subcommittee report.**
4. **Update regarding Dripping Springs TIRZ Priority Projects.**
5. **Discussion regarding TIRZ No. 1 & No. 2 Board vacancies.**

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 Dripping 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.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

January 10, 2022, at 4:00 p.m.

February 14, 2022, at 4:00 p.m.

March 14, 2022, at 4:00 p.m.

City Council Meetings

December 14, 2021, at 5:00 p.m. (Waiver/Exception)

December 21, 2021, at 6:00 p.m. (Regular)

December 28, 2021, at 5:00 p.m. (Waiver/Exception)

January 4, 2022, at 6:00 p.m. (Regular/BOA)

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Board may consider a vote to excuse the absence of any Board Member for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **December 10, 2021, at 1:00 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



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

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, November 08, 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 4:01 p.m.

Board Members present were:

Dave Edwards, Chair
 Taline Manassian, Vice Chair (arrived at 4:06 p.m.)
 Michelle Fischer
 Susan Kimball
 John McIntosh
 Walt Smith (arrived at 4:04 p.m.)
 Bob Richardson (Advisory Board Member)

Board Member absent was:

Missy Atwood

Staff, Consultants & Elected/Appointed Officials present were:

City Attorney Laura Mueller
 City Secretary Andrea Cunningham
 Planning Director Howard Koontz
 Senior Planner Tory Carpenter
 Planning Assistant Warlan Rivera
 City Engineer Chad Gilpin
 TIRZ Project Manager Keenan Smith

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the August 9, 2021 and October 18, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

- a. **August 9, 2021**
- b. **October 18, 2021**

A motion was made by Board Member Fischer to approve the August 9, 2021, and October 18, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Kimball seconded the motion which carried unanimously 4 to 0.

BUSINESS

2. **Update and discussion regarding the Engineering Professional Services Agreement related to the TIRZ Old Fitzhugh Road Project.**

Keenan Smith presented the update. Staff is still in contract negotiations with HDR Engineering, Inc. on the Professional Services Agreement and should have a draft scope and fee proposal for the Board to review at their next meeting.

3. **Discuss and consider possible action on review of priority projects, new projects, and new or expanded areas of the Tax Increment Reinvestment Zones and possible appointment of subcommittee to review options.**

Laura Mueller presented the staff report which is on file. Staff recommends the Board establish a committee and appoint no more than three (3) TIRZ Board members.

A motion was made by Board Member Smith to establish a subcommittee to review priority projects, new projects, and new or expanded areas of the Tax Increment Reinvestment Zones, and to appoint Vice Chair Manassian, and Board Members Smith and Fischer to the subcommittee. Vice Chair Manassian seconded the motion which carried unanimously 6 to 0.

4. **Discuss and consider possible staff direction regarding expiring terms for members of the TIRZ No. 1 & No. 2 Board.**

Andrea Cunningham presented the staff report which is on file.

The Board directed staff to advertise for the seat on the city's website and on social media platforms if applicable and deemed appropriate by the Communications & Marketing Director.

EXECUTIVE SESSION

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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.

- 5. 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 including potential development on Sports Park Road.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board did not meet in Executive Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board

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

January 10, 2022, at 4:00 p.m.

City Council Meetings

November 16, 2021, at 6:00 p.m.

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

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

ADJOURN

A motion was made by Board Member Kimball to adjourn the meeting. Board Member Fischer seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 4:25 p.m.



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Texas

“TIRZ Board Update”

December 13, 2021



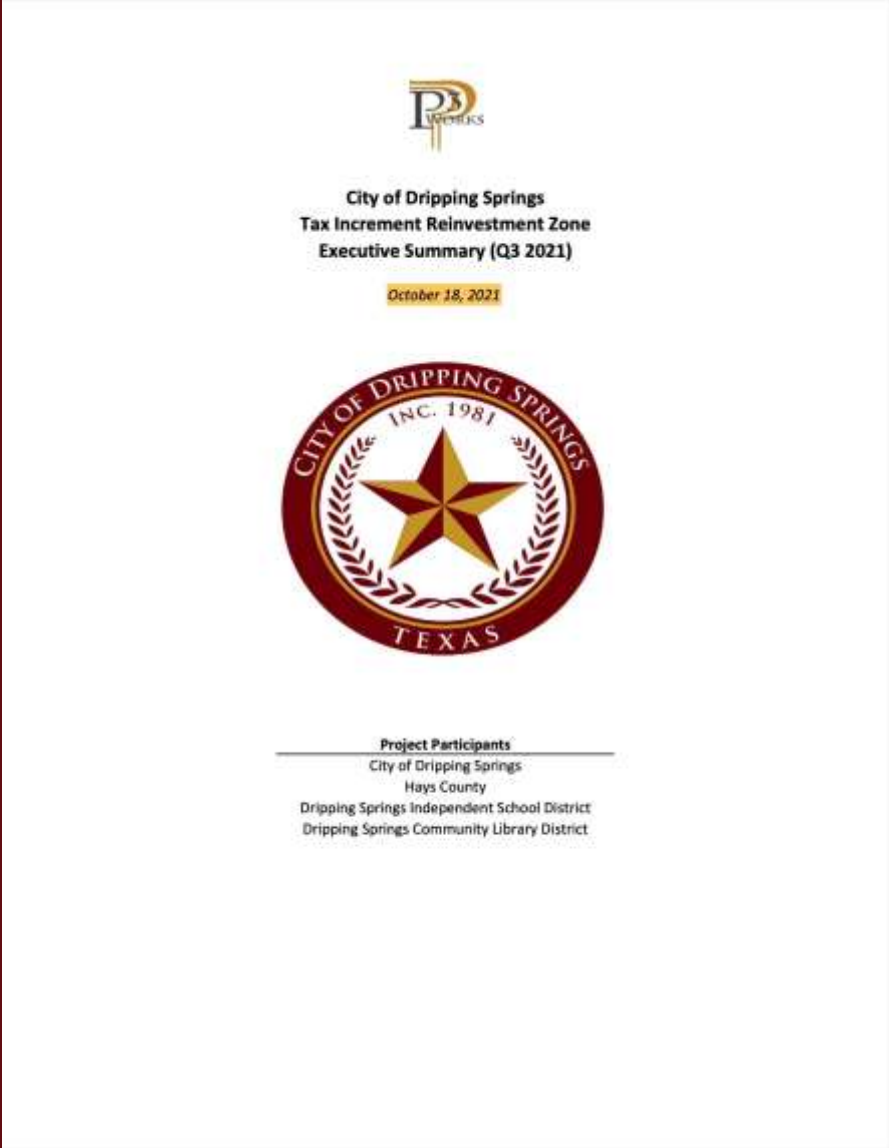
Dripping Springs TIRZ
Priority Projects

DS TIRZ – TIRZ Board Update:

- Financial Health
- TIRZ Priority Projects- Update
- TIRZ Board Roles: Support / Advocacy

DS TIRZ – Financial Status:

- Financial Health = Good
- TIRZ / TIF Revenue: Growing
- Self- Supporting Budget: Operations + Projects
- Stakeholder Reimbursements Initiated



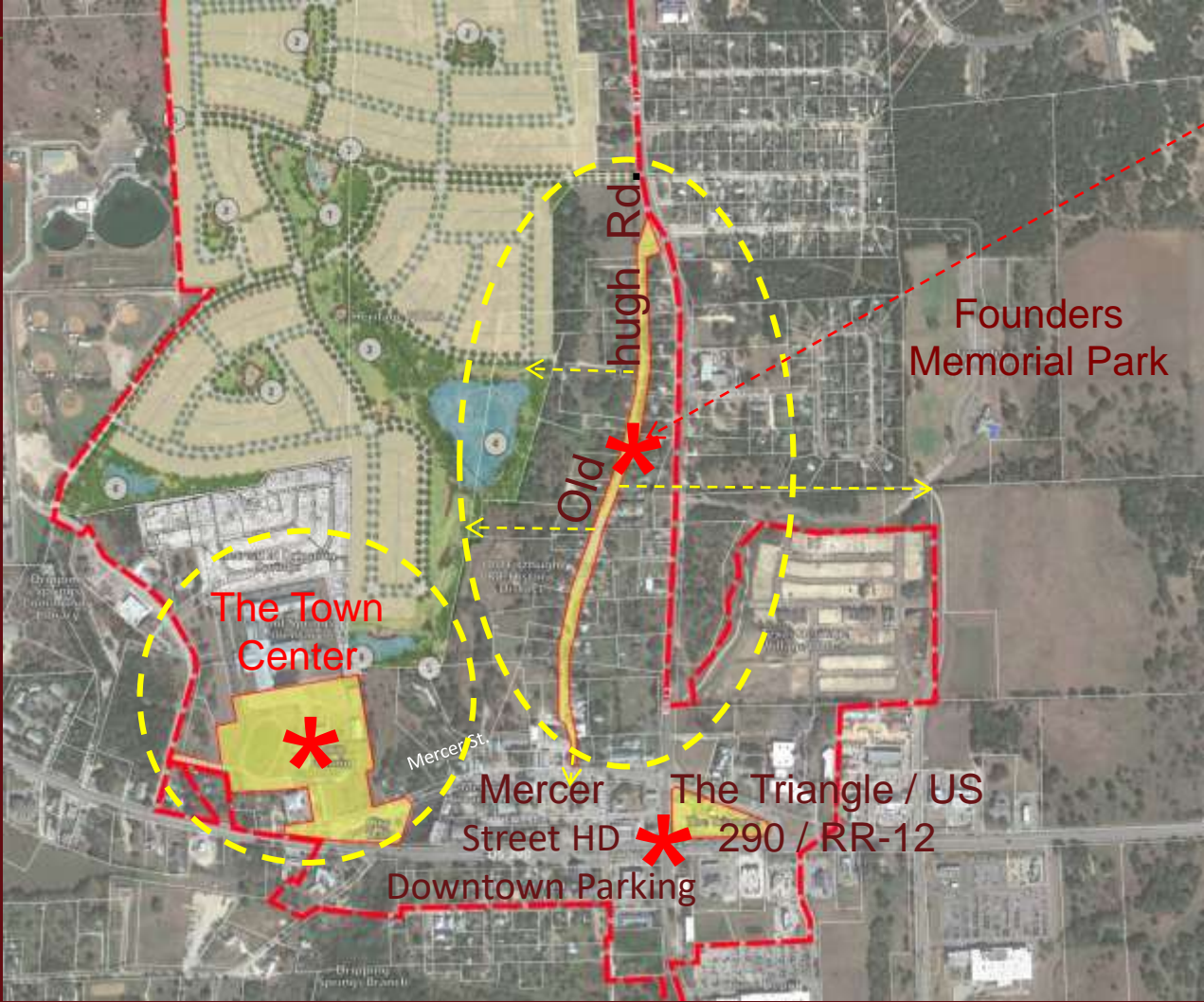
TIRZ “Priority Projects” Overview

- The “Original Four” Projects
- TIRZ #1 Location / Location
- City-Wide Benefits: TIRZ #2 Contributions
- TIRZ Subcommittee: Expansion / Priority Project Evaluation



TIRZ “Priority Projects” – The “Original Four”

- Town Center
- Old Fitzhugh Rd
- Downtown Parking
- The Triangle



Old Fitzhugh Road

Town Center: Project Status

- DSISD Property: Unavailable (4/21)
- City Pursuing Alternative Sites
- Parks & Open Spaces ... will be integral to any Alternative Town Center Plan



Dripping Springs TIRZ Priority Projects

Downtown Study Area- Base Map

Town Center: Activities

- Alternative Sites
- TIRZ Budget: Support Planning & Design
- Parks, Greenways & Open Spaces



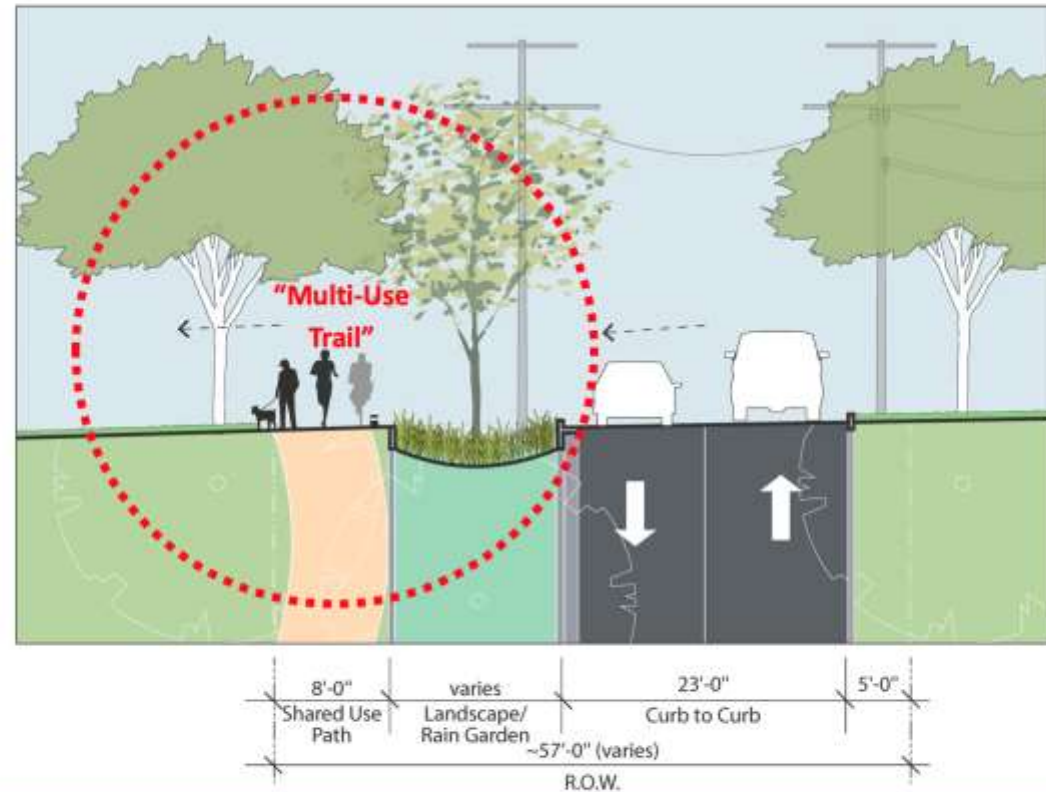
Town Center Square – Ground Level View

Old Fitzhugh Road:

- Engineering Plans, Specifications & Estimates: (PSA Negotiations)
- Hays County POSAC Funding: Multi-Use Trail (pending)
- Grant Applications: (Spring '22- non-trail portions)

Old Fitzhugh Road: Multi-Use Trail

Section A / Condition 2: Typical without Parking (Looking North)



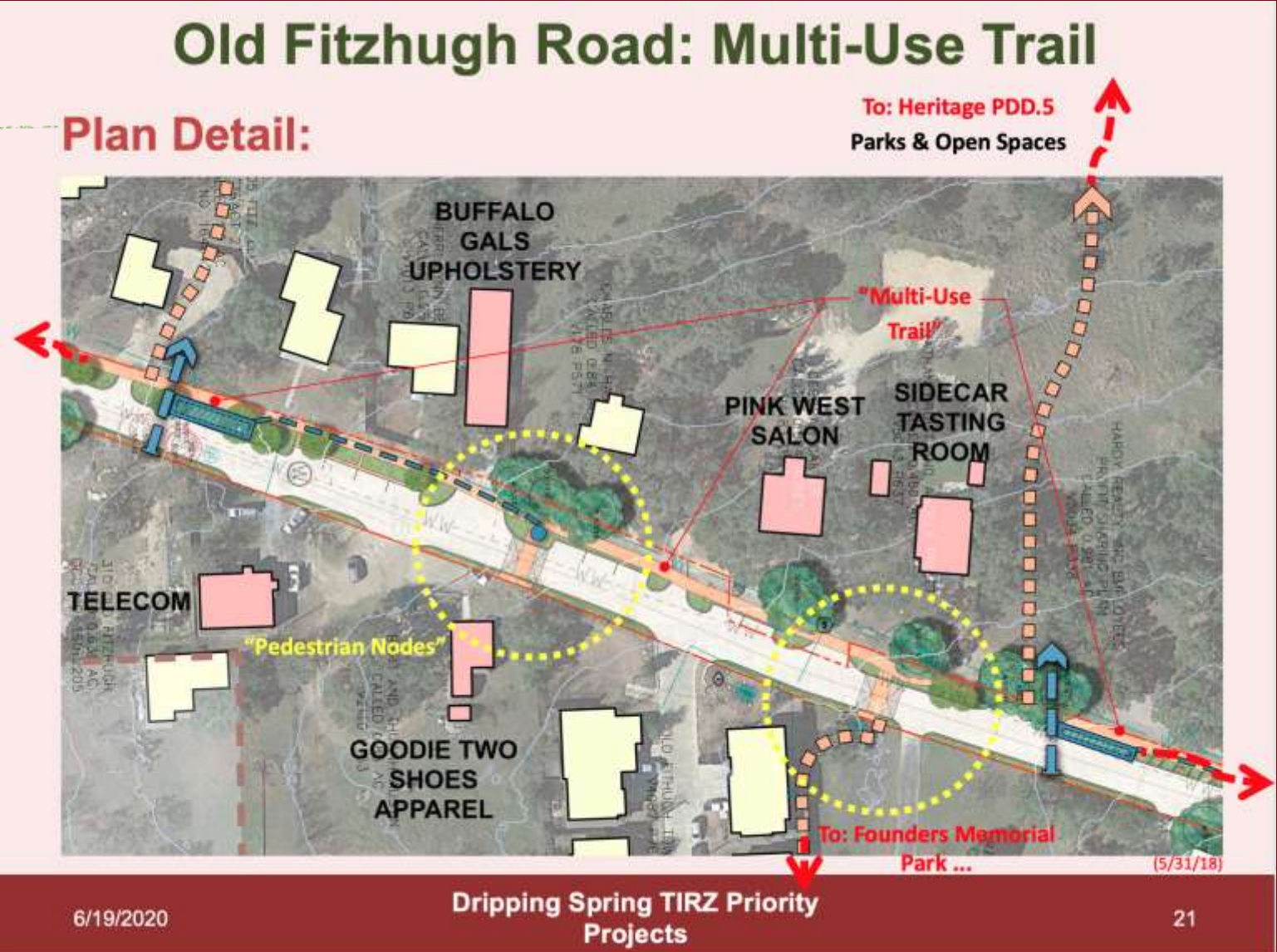
6/19/2020

Dripping Spring TIRZ Priority Projects

17

OFR Activities:

- Plans, Specifications & Estimates Phase: (PSA Negotiations)
- Current TIRZ Budget FY'22: \$175K
- Potential Funding: Grants, City, County (non-trail portions)



OFR Cost Estimates:

“Updated” Preliminary Estimates: 2018 > 2021

- Significant Increases- Total Probable Project Costs: **\$4.8M > \$6.2M**
- Causes: Annual Escalation (3 yrs) + Inflation Post-COVID
- Trail Portion Costs: **\$1.305M > \$2.115M**

Old Fitzhugh Rd.- Multi-Use Trail (Trail)- “Hays POSAC- Project Budget & Phasing:”
 6/25/21- Hays County POSAC Update

- Land Acquisition- (ROW “Cleanup” @ 3 Parcels: 7,507 total sf- per Doucet Surveys & Exhibits)
- Project Planning & Design (Soft Costs- PSE / A&E fees)- advance the design & get “shovel ready”
- Trail, Lighting & Pedestrian Improvements (Trail Portions only)

Hays POSAC Summary:

Phase	Cost Element	Conceptual Budget	Notes
1	Land Acquisition (3 ROW Parcels)	\$75,000	\$10/sf. X 7,507 total- ***budget allowance
2	Project Planning & Design (PSE's- A&E)	\$630,000	Full Service Fees- HDR Estimate: 2018*
3	Trail, Lighting & Pedestrian Improvements	\$1,410,000	HDR Estimate-2021* (Trail Portions only) See: HDR Cost Estimate Markup for "Trail Cost Apportionment" Notes...
Total:		\$2,115,000	Adjusted per 2021 Cost Estimate Update

OFR Project Schedule Update:

“Updated” Anticipated Project Timeline: 2021 > 2024

• Funding Procurements & ROW Acquisitions: 7/21 > 6/22

• Planning & Design (PSE’s): 1/22 > 9/22

• Project Construction: 5/23 > 8/24 Complete



Downtown Parking:

- Mercer St. Historic District Parking Ordinance (6/20)
- Stephenson Parking Lot-Concept Plan



Mercer Street Historic District Boundary

Downtown Parking:

- Mercer St. Historic District Parking Ordinance:
- District Parking- Flexible Standards
- Variances Eliminated
- Fee-In-Lieu Program



Mercer Street Historic District

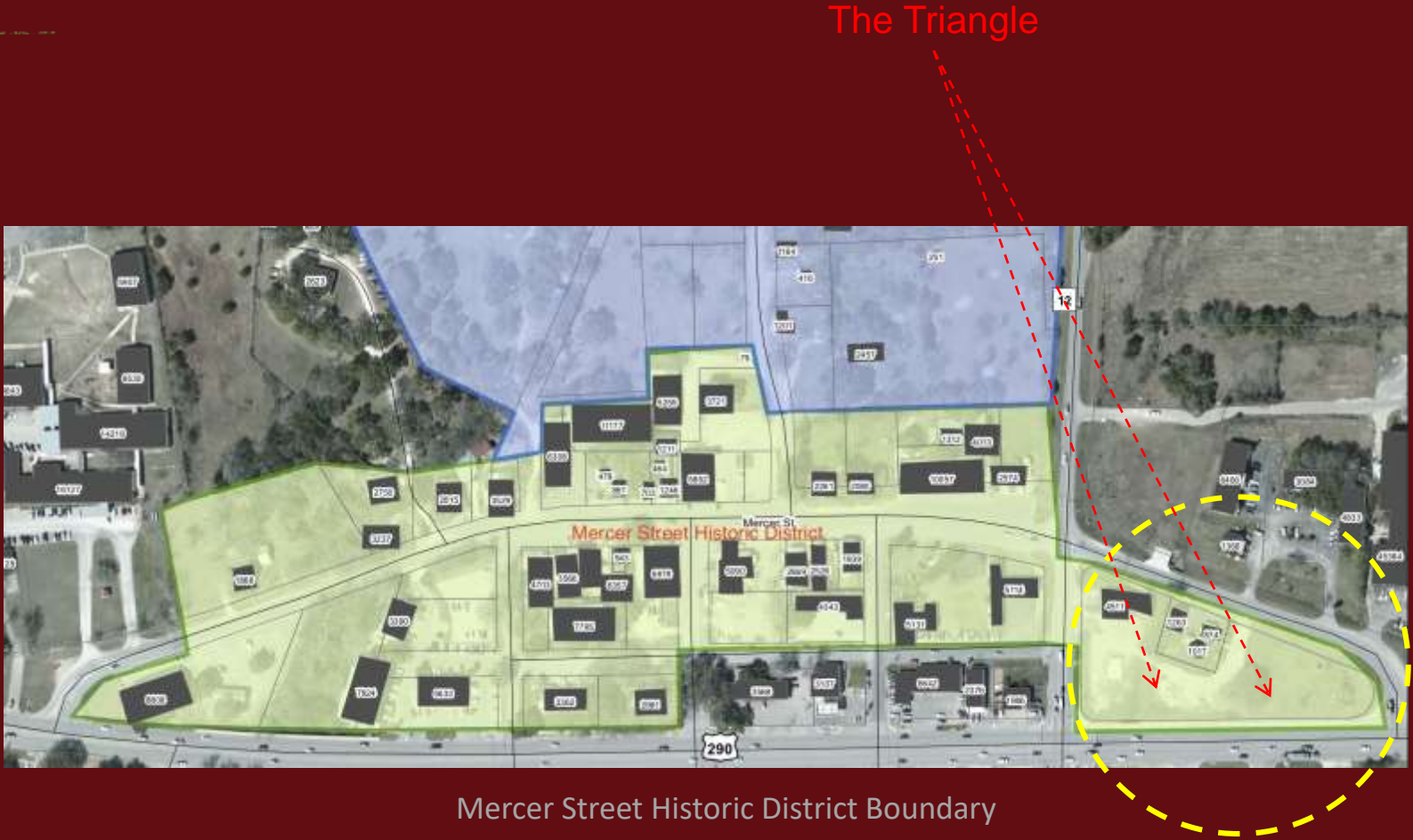
Downtown Parking:

- Stephenson Parking Lot- Concept Plan:
- Stephenson Building Re-Use
- Mercer & OFR Historic Districts



The Triangle: Project Status

- TXDOT Issues (US 290 / RR12)
- FEMA Issues (Flood Plains)
- Project On Hold (pending)



DS TIRZ / Year 2021 “Recap:”

- **TIRZ Financial Health-**
 - TIRZ Revenues “Up” & TIF “Growing”
 - Project Expenditures: “Down” due to pending status
 - “Self-Funding” Budget & Operations
- **Town Center-**
 - Alternative Site Identification (Ongoing)
 - Hays Co. POSAC Funding “Town Center Square” (pending)
 - Planning & Design Support (FY ‘22 Budget- pending)
- **Old Fitzhugh Road-**
 - Engineering Plans, Specifications & Estimates (PSA negotiations)
 - Hays Co. POSAC Funding “Multi-Use Trail” (pending)
 - Grant Applications (Spring ‘22)
- **Downtown Parking-**
 - Stephenson Parking Lot Planning (pending)
- **Triangle-**
 - TXDOT & FEMA Issues (pending)

DS TIRZ – TIRZ Board Roles: “Appreciation”

- **TIRZ Board:** Leadership , Project Advocacy & Guidance
- **Partners & Stakeholders:** City of Dripping Springs, Hays County, DS Community Library
- **TIRZ Priority Projects:** Civic Infrastructure, Community & Economic Development- “The Future” of Drippings Springs



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**Thank You
!!!**

“TIRZ Board Update”

December 13, 2021



**Dripping Springs TIRZ
Priority Projects**