

Tax Increment Reinvestment Zone (TIRZ) No. 1 & No. 2 Board

Regular Meeting Minutes February 4, 2019 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, February 4, 2019 beginning at 4:00 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair
Mim James, Vice Chair
Missy Atwood
Mike Figer
Dr. Bruce Gearing
John McIntosh
Ron Jones (Advisory Board Member)

Board Members absent were:

Ray Whisenant
Bob Richardson (Advisory Board Member)

City Staff/Appointed Officials present were:

Michelle Fischer, City Administrator
Laura Mueller, Assistant City Attorney
Keenan Smith, TIRZ Projects Manager
David Taussig & Associates, TIRZ Administrator
Walt Smith, Hays County Commissioner Precinct 4
Darin Smith, Economic Planning Systems
Hector Perez, David Taussig & Associates (via teleconference)
Jim Adams, McCann Adams Studio
Council Member John Kroll
Council Member Taline Manassian

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:05 p.m.

II. PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit as necessary.

No one spoke during Presentation of Citizens.

III. MINUTES

- A. **Discuss and consider approval of the January 7, 2019 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Vice Chair James to approve the January 7, 2019 TIRZ No. 1 & No. 2 Board regular meeting minutes with correction to Business Item IV.A.2 (pg. 2), where the item should read “project is dead.” Board Member McIntosh seconded the motion which carried unanimously 6 to 0.

IV. BUSINESS

Chair Edwards took Business Item B out of order.

B. Update and discussion regarding TIRZ Priority Projects

- 1. Task Order No. 2 Scopes of Work & Proposal*
- 2. Current Project Cost Analysis & Summary*

Keenan Smith presented items concurrently and provided an update on the progress of Task Order No. 2 and reviewed the Project Cost Analysis & Summary which is on file.

A. Update and discussion regarding the TIRZ Town Center Project

- 1. "Plan B" Workshop & Next Steps*

Jim Adams presented the item and provided an update on the “Plan B” Workshop, and distributed sketches resulting from the Workshop. The Workshop was attended by representatives of the City, TIRZ No. 1 & No. 2 Board, Dripping Springs ISD and the Dripping Springs Community Library District. The plan is looking at costs for library, parking and other infrastructure. Mr. Adams’ presentation is on file.

- 2. P3 Implementation Strategies*

Darin Smith presented the item. The plan provides flexibility, phasing and possible cost reductions. Vice Chair James and Board Member Gearing provided positive feedback and agreed that the Workshop accomplished what it was set out to do.

- 3. Infrastructure Costs*

Keenan Smith reviewed the preliminary infrastructure cost estimates which are on file. The projections are reasonable and in the ballpark.

Heather Moodey with AGCM explained that the costs are based on the September Concept Plan and includes escalation and labor costs, which are high. If the decision is to go with phasing, multiple mobilizations may be required.

C. Presentation and discussion of TIRZ Administrator David Taussig & Associates Draft Cost Allocation & Reimbursement Report

Hector Perez, David Taussig & Associates

Hector Perez presented the item via teleconference at 4:05 p.m. Mr. Perez’s report is on file.

D. Discussion regarding Hays County Representation Appointments to the TIRZ Board

Walt Smith, Commissioner Precinct No. 4, spoke on the item. The Hays County Commissioners Court will have the appointment item on the agenda in the few weeks, hopefully to appoint Commissioner Walt Smith and reappoint Mike Figer.

Chair Edwards requested to give a presentation on the status of the TIRZ .

V. 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 on 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.

VI. UPCOMING MEETINGS

- A. TIRZ No. 1 & No. 2 Board Regular Meetings:
March 4, 2019 - 4:00 p.m. Regular Meeting
April 1, 2019 - 4:00 p.m. Regular Meeting**

- B. City Council & Board of Adjustment Regular Meetings:
February 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting
February 19, 2019 - 6:00 p.m. Regular Meeting
March 12, 2019 - 5:30 p.m. Workshop, 6:30 p.m. Regular Meeting**

VII. ADJOURN

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

This regular meeting adjourned at 5:06 p.m.