

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

Regular Meeting Minutes

April 1, 2019 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, April 1, 2019 beginning at 4:00 p.m. in 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

Dr. Bruce Gearing (left meeting at 4:27 p.m.)

John McIntosh

Walt Smith (arrived at 4:18 p.m.)

Ron Jones (Advisory Board Member, arrived at 4:08 p.m.)

Bob Richardson (Advisory Board Member)

Board Members absent were:

Mike Figer

City Staff/Appointed Officials present were:

Michelle Fischer, City Administrator

Andrea Cunningham, City Secretary

Laura Mueller, Assistant City Attorney

Keenan Smith, TIRZ Projects Manager

Jim Adams, McCann Adams Studio

Leslie Pollack, HDR Engineering, Inc.

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 March 4, 2019 Regular TIRZ Board meeting minutes.**

A motion was made by Vice Chair James to approve the March 4, 2019 TIRZ Board meeting minutes with corrections to Item IV.D., paragraph 4 to read "...until the City is reimbursed, and when the County recoups...". Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

IV. BUSINESS

Via unanimous consent, and at the request of Dr. Gearing, the Board heard Item E out of order.

E. Discuss and consider approval of the Town Center "Plan B" Alternatives.

1. Presentation

Jim Adams gave a presentation which is on file.

Leslie Pollock with HDR Engineering spoke regarding proposed expansion of Highway 290 through Dripping Springs from 4 to 6 lanes, connectivity and proposed intersections related to the TIRZ Town Center Project location.

2. Staff Report

Keenan Smith presented the staff report which is on file. Staff recommends moving forward with Scheme 1.

3. "Plan B" Alternatives

The Board discussed the advantages and disadvantages of Scheme 1 and Scheme 2.

Darin Smith spoke regarding the advantages of Scheme 1 including reduced upfront infrastructure costs due to phasing, attractiveness to private development, and possible over all lower costs.

Bob Richardson spoke in favor of Scheme 2, as he felt it would allow the best access and parking in relation to the proposed Library.

Ron Jones spoke regarding costs association with demolition and removal of DSISD buildings, and possible repurposing of buildings.

Tom Higgemeier spoke regarding Scheme 1 and 2 and could see no fatal flaw with either.

A motion was made by Missy Atwood directing Project Manager Keenan Smith to hold a workshop between Stakeholders and the TIRZ Project Team to review and provide a recommendation on Scheme 1 or Scheme 2. Board Member Smith seconded the motion which carried unanimously 5 to 0.

A. Update and discussion regarding the TIRZ Administrator Report related to Cost Allocation and Reimbursement.

Vice Chair James and David Taussig & Associates

Vice Chair James presented the item and reviewed corrections made to the report as requested at the last TIRZ Board meeting. The updated TIRZ Administrator Report is on file.

B. Update and discussion regarding TIRZ Priority Projects.

1. TxDOT / US 290 Study – no update given.

2. Current Project Cost Analysis & Summary - Keenan Smith

Keenan Smith presented the staff report which is on file.

C. Discuss and consider recommendation regarding the First Amendment to City of Dripping Springs, County of Hays, Dripping Springs Independent School District, and Dripping Springs Library Board Agreement regarding Extension and Clarification of the Cost Allocation and Reimbursement for the Dripping Springs Tax Increment Reinvestment Zone Number One and Tax Increment Reinvestment Zone Number Two.

Laura Mueller presented the item and reviewed the amendment related to extension and clarification.

A motion was made by Vice Chair James to recommend approval of the First Amendment to City of Dripping Springs, County of Hays, Dripping Springs Independent School District, and Dripping Springs Library Board Agreement regarding Extension and Clarification of the Cost Allocation and Reimbursement for the Dripping Springs Tax Increment Reinvestment Zone Number One and Tax Increment Reinvestment Zone Number Two. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

D. Discuss and consider recommendation regarding a Resolution approving the expenditure of TIRZ No. 2 funds in an amount consistent with the TIRZ Project Plan including but not limited to the Town Center Project, Triangle Project, Public Parking, and other Approved Projects including Legal Fees, Consultant Fees, and other costs incurred by the City, including Project Management Agreements.

Laura Mueller presented the item and reviewed the Resolution and funds expenditure.

A motion was made by Vice Chair James to recommend approval of a Resolution approving the expenditure of TIRZ No. 2 funds in an amount consistent with the TIRZ Project Plan including but not limited to the Town Center Project, Triangle Project, Public Parking, and other Approved Projects including Legal Fees, Consultant Fees, and other costs incurred by the City, including Project Management Agreements. Board Member Smith seconded the motion which carried unanimously 5 to 0.

E. Discuss and consider approval of the Town Center "Plan B" Alternatives.

Discussion and action was taken on this item earlier in the agenda.

F. Update and discussion regarding P3 Implementation Strategies related to the Town Center Project.

Darin Smith, EPS

Due to time constraints, the Board did not take this item up for discussion.

G. Discuss and consider recommendation regarding a Professional Services Agreement between the City of Dripping Springs and AG|CM, Inc. regarding Preconstruction Services.

Keenan Smith presented the staff report and proposal which are on file. Staff recommends approval of the agreement.

Heather Mendez with AG|CM was available for questions from the Board.

A motion was made by Board Member Atwood to recommend approval of a Professional Services Agreement between the City of Dripping Springs and AG|CM, Inc. regarding Preconstruction Services related to the TIRZ Town Center Project. Vice Chair James seconded the motion which carried unanimously 5 to 0.

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 Board Meetings:

May 6, 2019 - 4:00 Regular Meeting

June 3, 2019 - 4:00 Regular Meeting

B. City Council & Board of Adjustment:

April 9, 2019 - Workshop 6:00 p.m., Regular Meeting 6:30 p.m.

April 16, 2019 - Regular Meeting 6:00 p.m.

May 14, 2019 - Workshop 5:30 p.m., Regular Meeting 6:30 p.m.

VII. ADJOURN

Commissioner Smith updated the Board regarding Mike Figers reappointment to the TIRZ No. 1 & No. 2 Board. The Commissioners Court will be considering the appointment at their next meeting.

A motion was made by Vice Chair James to adjourn the meeting. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.