

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

Regular Meeting Minutes May 6, 2019 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, May 6, 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 (left meeting at 5:23 p.m.)
Mike Figer
Dr. Bruce Gearing
John McIntosh
Walt Smith
Ron Jones (Advisory Board Member)
Bob Richardson (Advisory Board Member)

City Staff/Appointed Officials present were:

City Administrator Michelle Fischer
City Secretary Andrea Cunningham
Assistant City Attorney Laura Mueller
Council Member Taline Manassian
Council Member John Kroll
TIRZ Projects Manager Keenan Smith
TIRZ Administrator David Taussing & Associates Representatives Hector Perez and Patrick Boykin
Tom Hegemier, Doucet & Associates

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:35 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 TIRZ No. 1 & No. 2 Board regular meeting minutes of April 1, 2019.

A motion was made by Vice Chair James to approve the TIRZ No. 1 & No. 2 Board regular meeting minutes of April 1, 2019. Board Member Atwood seconded the motion which carried unanimously 7 to 0.

IV. BUSINESS

A. **Presentation and discussion regarding the TIRZ Cost Allocation and Reimbursement Report.**

Hector Perez introduced the Board to Patrick Boykin.

Vice Chair James introduced the item. Patrick Boykin's presentation of the report is the first formal Quarterly Review since the report's creation. Information contained in the report is current as of April 17, 2019.

Patrick Boykin presented the report which is on file. He reviewed the data tables and discussed how the data was derived.

Vice Chair James asked that subsequent Quarterly Report Reviews be approved by the Board, and that they be refined to include TIRZ recoup funds and revenues.

Chair Edwards requested that an updated report be prepared for Hays County. Vice Chair James will work with Laura Mueller and Patrick Boykin to update the report.

B. **Discuss and consider recommendation regarding an Amendment to the Interlocal Cost Allocation Agreement between the City of Dripping Springs, Hays County, Dripping Springs Independent School District, and the Dripping Springs Community Library District.**

Laura Mueller presented the item. The attached amendment has been updated with changes from DSISD and the Library District, including clarification that DSISD is not participating in the Cost Allocation Agreement. Attorneys for each entity has reviewed and approved of the drafted amendment.

A motion was made by Board Member Gearing to approve the Amendment to the Interlocal Cost Allocation Agreement between the City of Dripping Springs, Hays County, Dripping Springs Independent School District, and the Dripping Springs Community Library District. Board Member Figer seconded the motion which carried unanimously 7 to 0.

C. **Update and discussion regarding TIRZ Priority Projects.**

1. Triangle Flood Plain Study – presentation on file.

Tom Hegemier with Doucet & Associates presented the item. He reviewed the study and addressed the impact to TIRZ Projects located in the study areas. The TIRZ Town Center project is in a good location, and he does not anticipate any big changes when FEMA adopts new Flood Plain Maps.

2. Downtown Parking Project

Keenan Smith presented the item. The project is proceeding, and a parking inventory is being conducted. After that, there will be a land use analysis and then the team will work on parking strategy.

3. Old Fitzhugh Road Project

Keenan Smith presented the item. Currently the team is cleaning up the surveying in the Right-of-Way and standing by on grant funding which HDR is working on.

Vice Chair James requested that this project not be put on the backburner. This is a great executable project.

4. Current Project Cost Analysis & Summary

Keenan Smith presented the summary which is on file. The summary has been pared down to include project cost and contract management cost. The Quarterly Cost Allocation & Reimbursement Report will capture data no longer contained in the summary.

D. Discuss and consider action regarding the TIRZ Town Center Stakeholder Workshop.

1. P3 Conceptual Implementation Strategy

The Board discussed extending the Interlocal Agreement deadline, with a June deadline for the board to finalize the concept plan.

Bob Richardson discussed challenges and preferences the Library has with the conceptual plans. He addressed concerns regarding roadways, parking and open space.

E. Discussion regarding the TIRZ No. 1 & No. 2 Fiscal Year 2020 Budget.

Chair Edwards directed Vice Chair James with work staff on the budget.

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.

A. Consultation with City Attorney and Deliberation regarding the purchase, exchange, lease, or value of real property related to the Tax Increment Reinvestment Zone.

Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072

The Board did not meet in Executive Session.

VI. UPCOMING MEETINGS

- A. TIRZ No. 1 & No. 2 Board Meetings:
June 3, 2019 - 4:00 p.m. Regular Meeting
July 1, 2019 - 4:00 p.m. Regular Meeting**

- B. City Council & Board of Adjustment Meetings:
May 14, 2019 - 6:00 p.m. Workshop, 6:30 p.m. Regular Meeting
May 21, 2019 - 6:00 p.m. Regular Meeting**

VII. ADJOURN

Without objection from the Board, Chair Edwards adjourned the meeting.

This regular meeting adjourned at 6:05 p.m.