

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

## Regular Meeting Minutes June 3, 2019 at 4:00 p.m.

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A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, June 3, 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:

Dave Edwards, Chair  
Mim James, Vice Chair  
Missy Atwood  
Mike Figer  
Dr. Bruce Gearing  
Walt Smith (arrived at 4:15 p.m.)  
Bob Richardson (Advisory Board Member)

Board Members absent were:

John McIntosh  
Ron Jones (Advisory Board Member)

City Staff/Appointed Officials:

City Administrator Michelle Fischer  
City Secretary Andrea Cunningham  
Assistant City Attorney Laura Mueller  
Council Member John Kroll  
Council Member Taline Manassian  
TIRZ Projects Manager Keenan Smith  
TIRZ Administrator David Taussig & Associates  
EPS and P3 Advisor, Darin Smith (via teleconference)

### 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 May 6, 2019 TIRZ No. 1 & No. 2 Board regular meeting minutes.

A motion was made by Vice Chair James to approve the May 6, 2019 TIRZ No. 1 & No. 2 Board regular meeting minutes with the following corrections: 1) IV.B.: needs to state that Hays County is not participating in ILA Agreement regarding construction and

development; and 2) IV.C.: report is named the Quarterly Cost Allocation & Reimbursement Report. Board Member Gearing seconded the motion which carried unanimously 5 to 0.

#### **IV. BUSINESS**

##### **A. Discuss and consider action regarding the TIRZ Town Center Project Conceptual Plan.**

This item was tabled to after Executive Session.

1. *TIRZ Town Center Conceptual Plan Alternatives*
2. *P3 Conceptual Implementation Strategy Matrix - Darin Smith, EPS*
3. *TIRZ Town Center Conceptual Plan*

##### **B. Update and discussion regarding TIRZ Priority Projects.**

###### *1. Downtown Parking*

Keenan Smith presented the item. McCann Adams Studio is working on land use analysis for available parking and HDR Engineering is working on collecting Parking data. The data collected will be presented and discussed by project team who hold monthly workshops at McCann Adams Studio in Austin. The team will have an update for the Board in July with an August/September delivery date.

###### *2. Old Fitzhugh Road*

Keenan Smith presented the item. Currently the project team is continuing the right-of-way supplemental work and monitoring grant opportunities.

###### *3. Triangle*

Keenan Smith presented the item. This project is on hold until FEMA issues its final floodplain maps, and the project team has had an opportunity to review the proposed TxDOT Hwy 290 Widening Project.

###### *4. Project Manager Cost Analysis Summary*

Keenan presented the item which is on file. The EPS balance is low, and Keenan suggests the Board to allow for additional funds to this item and so that EPS can continue their work.

##### **C. Discuss and consider action regarding changes to the TIRZ No. 1 & No. 2 Board date and time of meetings.**

A motion was made by Board Member Atwood to change the TIRZ No. 1 & No. 2 Board meetings to the 2<sup>nd</sup> Monday of each month at 4:00 p.m. beginning July 8, 2019, and to direct the City Attorney to update the TIRZ Bylaws to reflect this change. Board Member Smith seconded the motion which carried unanimously 6 to 0.

- D. Discuss and consider recommended action regarding a Time Extension Amendment related to the TIRZ Interlocal Agreement between the City of Dripping Springs, Tax Increment Reinvestment Zones No. 1 and No. 2, Dripping Springs Independent School District and the Dripping Springs Community Library District.**

This item was tabled until after Executive Session.

- E. Discuss and consider action regarding the Fiscal Year 2020 TIRZ Draft Budget.**

*1. TIRZ Goals & Budget Workshop*

Budget Committee Meeting (Chair Edwards, Vice Chair James, Keenan Smith, Council Member Manassian, City Administrator Michelle Fischer and City Treasurer Gina Gillis) scheduled for June 12, 2019 at 2:00 p.m.

*2. Priority Project Goals & Budget Planning*

No discussion or action on this item.

A motion was made by Chair Edwards to adjourn into Executive Session under Texas Government Code Sections 151.071, Consultation with City Attorney and 151.072, Deliberation of Real Property and regarding Executive Session Agenda Item A, and Business Agenda Items A and D. Vice Chair James seconded the motion which carried unanimously 6 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.*

- 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

**Business Agenda Items:**

- A. Discuss and consider action regarding the TIRZ Town Center Project Conceptual Plan.**
- D. Discuss and consider recommended action regarding a Time Extension Amendment related to the TIRZ Interlocal Agreement between the City of Dripping Springs, Tax Increment Reinvestment Zones No. 1 and No. 2, Dripping Springs Independent School District and the Dripping Springs Community Library District**

The Board met in Executive Session from 4:34 p.m. to 5:59 p.m.

No action or vote was taken in Executive Session. Chair Edwards returned the meeting to Open Session at 5:59 p.m.

## **OPEN SESSION**

A motion was made by Commissioner Smith to direct staff to move forward to acquire appraisals for any properties that might be required for transportation, drainage or the Town Center Plan. Vice Chair James seconded the motion which carried unanimously 6 to 0.

A motion was made by Vice Chair James to direct staff to secure professional assistance to attempt to negotiate a Right of First Refusal for any properties that might be required for transportation, drainage or the Town Center Concept Plan Scenario 1, as modified and discussed in Executive Session. Commissioner Figer seconded the motion which carried unanimously 6 to 0.

### **Tabled Business Agenda Items:**

**A. Discuss and consider action regarding the TIRZ Town Center Project Conceptual Plan.**

This item was tabled to after Executive Session.

1. *TIRZ Town Center Conceptual Plan Alternatives*
2. *P3 Conceptual Implementation Strategy Matrix - Darin Smith, EPS*
3. *TIRZ Town Center Conceptual Plan*

A motion was made by Board Member Atwood to select Scenario No. 1 of the Town Center Project Concept Plan with modifications as discussed in Executive Session. Vice Chair James seconded the motion with carried unanimously 6 to 0.

**D. Discuss and consider recommended action regarding a Time Extension Amendment related to the TIRZ Interlocal Agreement between the City of Dripping Springs, Tax Increment Reinvestment Zones No. 1 and No. 2, Dripping Springs Independent School District and the Dripping Springs Community Library District.**

Laura Mueller presented the item. The Board will need to select the date to extend the contract to.

A motion was made by Board Member Figer to recommend approval of the Time Extension Amendment related to the TIRZ Interlocal Agreement between the City of Dripping Springs, Tax Increment Reinvestment Zones No. 1 and No. 2, Dripping Springs Independent School District and the Dripping Springs Community Library District with an extension date of October 14, 2019. Board Member Gearing seconded the motion which carried unanimously 6 to 0.

## **VI. UPCOMING MEETINGS**

- A. TIRZ No. 1 & No. 2 Board Meetings:  
July 1, 2019 at 4:00 p.m.  
August 5, 2019 at 4:00 p.m.**
  
- B. City Council & Board of Adjustment Meetings:  
June 11, 2019 at 6:00 p.m. (6:00 Workshop, 6:30 Regular Meeting)  
June 18, 2019 at 6:00 p.m.  
July 9, 2019 at 6:00 p.m. (6:00 Workshop, 6:30 Regular Meeting)**

## **VII. ADJOURN**

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

This regular meeting adjourned at 6:06 p.m.