

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

## Regular Meeting Minutes June 4, 2018 at 4:00 p.m.

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A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, June 4, 2018 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  
Dr. Bruce Gearing  
John McIntosh  
Ray Whisenant  
Bob Richardson (*Advisory Board Member*)

Board Members absent were:

Missy Atwood  
Mike Figer

City Staff/Officials present were:

Michelle Fischer, City Administrator  
Keenan Smith, TIRZ Project Manager  
Molly Mulloy, Development Coordinator  
Laura Mueller, Assistant City Attorney  
Council Member Taline Manassian

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:00 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

*Consideration and possible action on:*

**A. Approval of the TIRZ No. 1 & No. 2 Board regular meeting minutes of the of May 7, 2018, and the special meeting of May 24, 2018**

A motion was made by Board Member McIntosh to approve the regular meeting minutes of the of May 7, 2018, and the special meeting of May 24, 2018. Board Member Dr. Gearing seconded the motion which carried 4 to 1 with Vice Chair James abstaining.

#### **IV. BUSINESS (TIRZ #1 and TIRZ #2)**

*Consideration and possible action on:*

##### **A. Update on the TIRZ Town Center Project**

###### *1. Capital Market Research Market Study Kick-Off Meeting*

Keenan Smith presented the item.

###### *2. P3 Advisor*

Keenan Smith: The working group is reviewing the proposal of the highest ranking RFQ from Economic Planning Systems. The group will have their recommendation ready for City Council consideration in June.

##### **B. Update regarding the Cost Participation & Reimbursement Agreement between the City of Dripping Springs, the TIRZ No, 1 & No.2 Board, the Dripping Springs Community Library District, and the Dripping Springs Independent School District**

Laura Mueller presented the item. The updated Cost Participation & Reimbursement Agreement draft will be ready for City Council consideration in June, pending comments from other parties involved in the agreement.

##### **C. Discuss and Consider Recommendation regarding a Budget Amendment to Task Order No. 1 to the Professional Services Agreement between the City of Dripping Springs and McCann Adams Studio, and the Professional Services Agreement between the City of Dripping Springs and HDR, Inc.**

###### *1. Staff Report*

Keenan Smith presented the staff report which is on file.

###### *2. Budget Amendment Task Order No. 1*

A motion was made by Vice Chair James to recommend approval of the Budget Amendment to Task Order No. 1 to the Professional Services Agreement between the City of Dripping Springs and McCann Adams Studio, and the Professional Services Agreement between the City of Dripping Springs and HDR, Inc. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

**D. Discuss and Consider Recommendation regarding the Old Fitzhugh Road Concept Plan**

*1. Presentation*

Keenan Smith gave a presentation on the item, which is on file and available for review.

*2. Public Hearing*

No one spoke during the Public Hearing.

*3. OFR Concept Plan Recommendation*

A motion was made by Vice Chair James to recommend approval of the Old Fitzhugh Road Concept Plan. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

**E. Update regarding the TIRZ Communications Plan**

No discussion or action was taken on this item.

**F. Update Regarding the TIRZ Administrator Project Workbook 2.0**

Hector Perez and Aksel Dregelid with Taussig & Associates presented the item via teleconference.

**G. Discuss and Consider TIRZ Board No. 1 & No. 2 Budget Requests for Fiscal Year 2019**

By unanimous consent, the Board decided to cancel their regular meeting on July 2, 2018; and to hold a special meeting on June 25, 2018 where the budget will be discussed and decided upon.

**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. ANNOUNCEMENTS**

**A. June 12, 2018 - Regular City Council Meeting, 5:30 PM workshop/6:30 PM meeting**

**B. June 19, 2018 - Regular City Council Meeting, 6:00 PM**

**C. July 2, 2018 - TIRZ Meeting, 4:00 p.m.**

**VII. ADJOURN**

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

This regular meeting adjourned at 5:13 p.m.