

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

Regular Meeting Minutes August 6, 2018 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, August 6, 2018 beginning at 4:00 p.m. the Council Chambers located at City Hall, 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards - Chair
Mim James - Vice Chair
Mike Figer
Dr. Bruce Gearing (*arrived at 4:29 p.m.*)
Ray Whisenant (*arrived at 4:44 p.m.*)
Bob Richardson (*Advisory Board Member*)

Board Members absent were:

Missy Atwood
John McIntosh

City Staff/Appointed Officials present were:

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

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:29 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 spoke during Presentation of Citizens.

III. MINUTES

Consideration and possible action on:

A. Approval of the TIRZ No. 1 & No. 2 Board special meeting minutes of June 25, 2018

A motion was made by Vice Chair James to approve the TIRZ No. 1 & No. 2 Board special meeting minutes of June 25, 2018. Board Member Figer seconded the motion which carried unanimously 5 to 0.

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

Consideration and possible action on:

A. Town Center Project Update *Keenan Smith, Project Manager*

Keenan Smith provided an update on the Town Center Project activities timeline, and an update on CMR and EPS's project progression.

B. Old Fitzhugh Road Project Update *Keenan Smith, Project Manager*

Keenan Smith provided an update on the Old Fitzhugh Road Project Update, which will be presented to City Council on Tuesday, August 21, 2018 for consideration of approval of Concept Plan.

C. Discuss and Consider Approval of Cost Participation and Reimbursement Agreement between the City of Dripping Springs and TIRZ No. 1 & No. 2, Hays County, Dripping Springs Community Library District, and Dripping Springs Independent School District *Laura Mueller, Assistant City Attorney*

1. Staff Report

Laura Mueller presented the staff report. Staff does not recommend taking action at this time.

2. Cost Participation Agreement

Without objection from the Board, Chair Edwards postponed action on this item until staff is ready with the final agreement for discussion and consideration.

No action was taken on this item.

D. Discuss and Consider the addition of an Advisory Board member to the TIRZ No. 1 & No. 2 Board that would serve as a representative of the Dripping Springs Independent School Board

Board Member Dr. Gearing requested additional information on the expectations of the additional advisory board member.

Without objection from the Board, Chair Edwards requested consideration of the addition of an Advisory Board member to the TIRZ No. 1 & No. 2 Board that would serve as a representative of the Dripping Springs Independent School Board be placed on the next TIRZ meeting agenda scheduled for August 27, 2018.

E. Discuss and Consider an alternate meeting date for the September 3, 2018 Regular Meeting of the TIRZ No. 1 & No. 2 Board

A motion was made by Vice Chair James to move the regular meeting for the TIRZ No. 1 & No. 2 Board scheduled for September 3, 2018 to Monday, August 27, 2018 to be held at the DSISD Administration Building, Room 301. Board Member Whisenant seconded the motion which carried unanimously 5 to 0.

F. Fiscal Year 2019 Budget Planning Update (*Keenan Smith, Dave Edwards, Michelle Fischer*)

Keenan Smith presented the revised TIRZ Budget Analysis which is on file.

The Budget will be reviewed with the County at their August 14th meeting and with the City Council at their August 21st meeting.

G. TIRZ Administrator Update *David Taussig & Associates, TIRZ Administrator*

No update on this item.

H. TIRZ Communications Plan Update *David Edwards, Chair*

Bonnie Gonzalez presented an update on the strategic communications plan prior to the meeting beginning. She will continue to update the Board throughout the process.

The Board watched a pre-recorded presentation from Communications Coordinator Bonnie Gonzalez regarding an update the strategic communications plan. Chair Edwards requested a meeting with Bonnie Gonzalez to discuss the Public Relations plan.

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.** August 14, 2018 - Regular City Council Meeting, 5:30 PM workshop/6:30 PM meeting
- B.** August 21, 2018 - Regular City Council Meeting, 6:00 PM
- C. September 3, 2018 - TIRZ Meeting, 4:00 p.m.**

VII. ADJOURN

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

This regular meeting adjourned at 5:19 p.m.