

CITY OF DRIPPING SPRINGS, TEXAS
MINUTES OF
TAX INCREMENT REINVESTMENT ZONES (TIRZS) NUMBER 1 & NUMBER 2
SEPTEMBER 11, 2017

A meeting of Tax Increment Reinvestment Zones (TIRZs) Number 1 & Number 2 of the City of Dripping Springs was held Monday, September 11, 2017, beginning at 4:00 PM in the Council Chambers at City Hall, 511 Mercer Street, Dripping Springs, Texas.

Board Members Present:

Missy Atwood
Mike Figer
Mim James – Chaired
John McIntosh

Board Members Absent:

Dave Edwards – Chair
Dr. Bruce Gearing
Ray Whisenant

City Staff/Appointed Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Assistant City Attorney Laura Mueller
Keenan Smith, Project Manager

Consultants Present:

Leslie Pollack, HDR Engineering, Inc.
Jim McCann, McCann Adams Studios

With a quorum of the members present, Mim James called the meeting to order at 4:18 p.m. It was noted that Chair David Edwards, Dr. Bruce Gearing, and Ray Whisenant were not in attendance.

PRESENTATION OF CITIZENS. The meeting was opened for public comments. Hearing none, the public comment section was closed.

MINUTES. *Consideration and possible action on:*

- A. Approval of Regular Meeting Minutes, August 7, 2017.

A motion was made by Mim James to postponed approval the minutes. Mike Figer seconded the motion. The motion carried unanimously.

BUSINESS (TIRZ #1 and TIRZ #2):

Discussion and possible action on:

A. Architect and Engineer Scopes, Fees and Contracts

1. *Revised Architect and Engineer Proposals: Work Plans*

Keenan Smith discussed steps taken since last meeting including county visit to request funding from the county.

2. *Revised Task Order Number 1*

a. Priority Projects: Surveys and Base Information

Keenan Smith explained that based on fixed resources the TIRZ Board needs to review priorities for Task Order 1, and the concept plan, development plan and bid packages are in the Task Order.

b. Old Fitzhugh Road Concept Plan

Ducet and Associates will perform work on drainage for Old Fitzhugh Road.

c. Triangle Development Feasibility plus Ranch Road 12 and US Hwy 290 Intersection

Drainage issues at the Triangle require a Flood Plain versus Vertical Development Concept Plan.

Regarding Transportation, Keenan Smith negotiated cost with the consultants HDR Engineering, Inc. and McCann Adams Studio. He discussed that the Capitol Area Metropolitan Planning Organization may have funds available, which if received, would help get transportation projects started. The TIRZ Board will ensure that all transportation projects will benefit the City of Drippings Springs, and work closely with the County on all planned projects. Design will begin in October with the final draft concept plan completed in mid-November. The Board ensures that the County will sufficient information regarding the concept plan. Surveys will be conducted during this time with final surveys to be completed after the concept plan.

Missy Atwood stated that the Dripping Springs Library District recognizes that this process takes time, and ensures that the Library District will not bottleneck the process.

There will be stakeholder engagement meetings held with the Drippings Springs Library District and the Drippings Springs Independent School District after contract approval. The Board requested the School District provide funding for the survey.

d. Contract Approvals

A motion was made by Board Member Mike Figer to approve the Professional Services Agreements with HDR Engineering, Inc. for Engineering and Survey Services, and McCann Adams Studio for Architect Services for TIRZ Projects. Board Member John McIntosh seconded the motion. The motion carried unanimously.

- B. TIRZ Board Number 1 & 2 Budget Requests for Fiscal Year 2018;
- C. Memorandum of Understanding between the City of Dripping Springs, Dripping Springs Independent School District, Dripping Springs Community Library District and Tax Increment Reinvestment Zone #1 and Tax Increment Reinvestment Zone #2, Dripping Springs, Texas for Town Hall Center Project

The Board took up items B and C concurrently.

The Board requested \$170,000 from Hays County and \$170,000 from the City of Dripping Springs. Missy Atwood stated the Library District is willing to ask the School District for funding assistance that is within the School District's limitations. Board member Mim James agreed.

Equalization of contributions could be done during the land transactions for the Town Hall Center Project. The TIRZ Board will work with the School Board Members on how the contributions would work. TIRZ Board Member and School Board Member Ron Jones expressed interest in helping with the project.

The Board agreed to ask Chair David Edwards to meet with the School Board regarding the Town Hall Center Project.

Scheduled dated of MOU review and approval are set for September 12, 2017 for City Council, September 20, 2017 for the Dripping Springs Library District, and the Dripping Springs Independent School District on September 25, 2017.

A motion was made by John McIntosh to recommend approval of the MOU to City Council. Mim James seconded the motion. The motion carried unanimously.

- D. TIRZ Board Number One & Number 2 Site Trip Visit to Cedar Hill, Texas to view a similar Town Center project

The Board will take a site trip to Cedar Hill, Texas on September 22, 2017, to view Cedar Hill Town Center project. Board Members David Edwards, Ray Whisenant, Missy Atwood and Dr. Bruce Gearing, and Project Manager Keenan Smith will travel together. Council Member John Kroll will travel separately.

ADJOURNMENT

Without objection from the Board, Mim James adjourned the meeting at 5:45 p.m.

Approved on October 2, 2017

By: _____
David Edwards, Chair

DRAFT