

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

Regular Meeting Minutes October 1, 2018 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, October 1, 2018 beginning at 4:00 p.m. in Room 301 located in the DSISD Administration Building, 510 Mercer Street, Dripping Springs.

I. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards - Chair
Mim James - Vice Chair
Missy Atwood
Mike Figer
Dr. Bruce Gearing
Bob Richardson (*Advisory Board Member*)

Board Members absent were:

John McIntosh
Ray Whisenant

City Staff and Appointed Officials present were:

Michelle Fischer, City Administrator
Amanda Padilla, Planning Assistant
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 4:03 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. Discuss and Consider Approval of the TIRZ No. 1 & No. 2 Board Special Meeting Minutes of August 27, 2018 and September 17, 2018

A motion was made by Vice Chair James to approve the TIRZ No. 1 & No. 2 Board Special Meeting Minutes of August 27, 2018 and September 17, 2018. Commissioner Figer seconded the motion which carried unanimously 5 to 0.

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

Consideration and possible action on:

A. Discussion and Update regarding the TIRZ Town Center Project *Keenan Smith*

Keenan Smith presented the Town Center project activities timeline and the Town Center illustrative plan which is on file.

No action was taken on this item.

B. Discussion and Consideration of Acceptance regarding the Town Center Project CMR Final Market Study

Keenan Smith presented the item.

The Board directed staff to:

- Set up meeting between the Library and ISD to discuss the possibility of bilateral negotiations
- Set up a Workshop with the ISD and Project Team
- Determine information needed by ISD to move forward

No action was taken on this item.

C. Discussion and Update regarding the Old Fitzhugh Road Project *Keenan Smith*

Keenan Smith presented the item. City Council has approved the Old Fitzhugh Road Project Concept Plan in the City's budget.

D. Discussion and Update regarding the TIRZ No. 1 & No. 2 Cost Participation and Reimbursements Interlocal Agreement *Laura Mueller*

Laura Mueller presented the staff report. The final draft of the agreement has been sent to the School District, Library District and Hays County for final review and approval. Minor adjustments were made to the wording of the agreement.

No action was taken on this item.

E. Discussion regarding TIRZ Project Planning for Fiscal Year 2019 Budget *Keenan Smith, Dave Edwards, Michelle Fischer*

Keenan Smith presented the item and reviewed Task Order No. 2 which is on file.

F. Discussion and Update regarding TIRZ Administrator David Taussig & Associates

Michelle Fischer presented the item. Staff will schedule a meeting discuss the TIRZ Administrator, and then schedule a meeting with David Taussig & Associates.

No action was taken on this item.

G. Discussion and Update regarding the TIRZ Communications Plan *David Edwards*

Chair Edwards provided a brief update regarding TIRZ Communication Plans. He is working with staff on developing the webpage.

H. Discussion regarding the University of Texas Community Regional & Planning Program in regards to a Physical Planning Studio *Keenan Smith*

Keenan Smith presented the item. He is instructing a graduate course at the University of Texas on community regional planning – syllabus on file. Mr. Smith will be using the City for case study for his students.

I. Discussion and Consideration regarding the Appointment of Ron Jones as an Advisory Board member representing the Dripping Springs Independent School District

A motion was made by Commissioner Atwood to appoint of Ron Jones as an Advisory Board member representing the Dripping Springs Independent School District. Vice Chair James seconded the motion which carried unanimously 5 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.

The Board did not meet in Executive Session.

VI. ANNOUNCEMENTS

- A.** October 9, 2018 - Regular City Council Meeting, 5:30 PM workshop/6:30 PM meeting
- B.** October 16, 2018 - Regular City Council Meeting, 6:00 PM
- C. November 5, 2018 - TIRZ Meeting, 4:00 p.m.**

VII. ADJOURN

A motion was made by Vice Chair James to adjourn the meeting. Commissioner Gearing seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 5:21 p.m.