

**Minutes**  
**November 6, 2017**  
**Regular Meeting**  
**Tax Increment Reinvestment Zone (TIRZ) No. 1 & No. 2 Board**  
**City of Dripping Springs**

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A Tax Increment Reinvestment Zone (TIRZ) Number One & Number Two Board Regular Meeting was held Monday, November 6, 2017, beginning at 4:00 PM 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  
Missy Atwood  
Dr. Bruce Gearing  
John McIntosh  
Ray Whisenant

Board Member Absent was:

Mike Figer

City Staff & Consultants Present were:

City Administrator Michelle Fischer  
Assistant City Attorney Laura Mueller  
TIRZ Project Manager, Keenan Smith

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 Regular Meeting Minutes of October 2, 2017**

A motion was made by Board Member Atwood to approve the Regular Meeting minutes of October 2, 2017. Board Member Whisenant seconded the motion, which carried 5 to 0 to 1, with Vice Chair James abstaining.

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

*Consideration and possible action on:*

##### **A. Priority Projects Update**

###### **1. Task Order #1 Timeline & Work Plans**

###### **a. Site Surveys**

Keenan Smith updated the Board on the site surveys, which were done quickly. Old Fitzhugh Road data collection is still occurring, and should be complete around November 17, 2017. The Triangle will be next.

###### **b. Regional and District Drainage Strategies**

Tom Higgemeier, Senior Project Manager with Doucet & Associates, reported that they are still working on Regional and Drainage Strategies, and there will be solutions to drainage issues. Keenan Smith has spoken with the City Engineer and the timeline is on track.

###### **c. Town Center Concept Plan**

Keenan Smith reviewed the Concept Plan. A plan will be delivered by November 17, 2017 pursuant to the Memorandum of Understanding. Keenan will present the plan to the Board at their convenience. He met with the School District and the Library District on October 13, 2017 to visit the facilities. Meeting is tentatively planned for November 27, 2017 at 6:00 p.m. to present the plan to the School Board and the Library Board. All Stakeholders will be invited – TIRZ, Library, School and City.

###### **d. Old Fitzhugh Road Concept Plan**

###### **1. Preliminary Draft**

Keenan Smith updated the Board on the Stakeholder meeting, which went well. They are working on a concept plan, which will be done after the Town Center plan per the Memorandum of Understanding. They discussed roadways, drainage, pedestrian amenities, and parking options. Online surveys have also been done.

##### **B. Stakeholder Work Sessions Update**

###### **1. Town Center Project**

*See Above.*

### C. Public Relations Plan Regarding TIRZ Projects

The Board discussed strategies for promoting the TIRZ and TIRZ Projects. Michelle Fischer informed the Board that the City is utilizing the website and the Dripping Blog to promote the TIRZ. Communications Coordinator Bonnie Gonzalez is working with all Stakeholders on messaging and content, and will work with Chair Edwards on a communications plan. She will also work on a press release to be released after November 27, 2017. Council Member John Kroll drafted a letter that he Mayor is reviewing, which will be sent to Board Member Dr. Gearing for review as well.

Without objection from the Board, Chair Edwards recessed the meeting into Executive Session.

V.

#### **EXECUTIVE SESSION**

The Tax Increment Reinvestment Zone No. 1 and 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 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 Tax Increment Reinvestment Zone No. 1 and 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 regarding Draft Town Center Concept Plan, including potential purchase, exchange, or lease of real property for the TIRZ Town Center Project. (551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease or Value of Real Property)**

The Board met in Executive Session from 4:38 p.m. – 5:27 p.m.

No vote or action was taken in Executive Session.

#### VII. ADJOURN

Without objection from the Board, Chair Edwards adjourned the Regular Meeting at 5:28 p.m.