

**CITY OF DRIPPING SPRINGS, TEXAS
MINUTES OF
TAX INCREMENT REINVESTMENT ZONES (TIRZs) NUMBER 1 & NUMBER 2
MAY 31, 2017**

A meeting of Tax Increment Reinvestment Zones (TIRZs) Number 1 & Number 2 of the City of Dripping Springs was held Monday, May 31, 2017, beginning at 4:00 PM in the City Hall, 511 Mercer Street, Dripping Springs, Texas.

Present: Board Members TIRZ 1 & 2
 Dave Edwards – Chair
 Mim James
 Missy Atwood
 Dr. Bruce Gearing
 Mike Figer

City Staff/Appointed Officials
 City Administrator Michelle Fischer
 Council Member John Kroll
 Keenan Smith, Project Manager

With a quorum of the members present, Dave Edwards called the meeting to order at 4:00 p.m. It was noted that John McIntosh 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, May 1, 2017.

A motion was made by Mim James to approve the minutes as written. Dave Edwards seconded the motion. The motion carried unanimously.

B. Discussion of recommended language for stating motions and the preparation of proper minutes.

Michelle Fischer, City Administrator, distributed to the members a copy of suggested and recommended language when stating motions for the record and proper formatting for minutes.

BUSINESS (TIRZ #1 and TIRZ #2): TOWN CENTER VISIONING SESSION. *Discussion and possible action on:*

- A. Town Center Vision – Concept Overview by Keenan Smith, Project Manager.
 - 1. Study Area/Context/Development Sites.
 - 2. Planning, Organization & Relationships.
 - 3. Nominal Building Program & Space Allocations.
 - 4. Site & Building Opportunities & Constraints.

- B. Stakeholder Goals/Visions/Needs (City of Dripping Springs, Dripping Springs ISD, Hays County, Dripping Springs Community Library). There were discussions with each Stakeholder agency of their expectations as below:
 - 1. Facility Goals/Space Needs/Timing.
 - 2. Potential Assets/Resources/Contributions.
 - 3. Site Needs/Land & Real Estate Issues.
 - 4. Other Functional/Specialized Needs.
 - 5. Planning Layout & Design Objectives.

- C. Discussion/Next Steps/Schedule
 - 1. Feasibility Studies/Concept Validation.
 - 2. Partnership Structures/Funding Strategies
 - 3. Project Timeline/Process & Approvals

There was discussion on the items listed above with no formal action taken.

ADJOURNMENT. A motion was made by Bruce Gearing to adjourn the meeting, with a second by Mim James. The motion carried unanimously. The meeting adjourned at 5:45 p.m.

Respectfully submitted,

Deborah L. Loesch
Deputy City Secretary

These minutes were approved on the ____ day of _____, 2017.

Attached to these minutes are copies of the Stakeholder lists of goals and needs from Dripping Springs Community Library and Dripping Springs Independent School District.

TIRZ – STAKEHOLDER MEETING

May 31, 2017

LIBRARY

Must Have's

1. Own the dirt
2. Minimum 30,000 sq ft with expansion capability; OK to be multi-story
3. Separate structure with “front door presence”
4. Adequate parking to accommodate anticipated program attendance
 - 200-250 person meeting room space
 - Daily traffic # (currently and past trend)
 - Ave 310 visitors/day; however, in summer , often >500/day
 - Projected program attendance
 - Periodically 200 -250 for storytime and meeting room events
 - Our peak times
 - Story Time T/W/F 9:30 – 11:30
 - After school M-Th 4:00 – 6:30
 - June and July every day

Would like to see expert consulted

5. Timeline with milestones

Important Features

- Outdoor space
- Pedestrian connectivity
- Public outdoor space
- Participants that drive nighttime activity in area

Timing

- Library capital campaign will kick off as soon as MOU is in place; Our goal has been for that to happen in 2017. If we can start fundraising in 2017, we hope to break ground sometime in 2020

Dripping Springs

INDEPENDENT SCHOOL DISTRICT

5/31/17

Preliminary Information for Town Center Visioning Session

Stakeholder: Dripping Springs ISD

Project: New Administration Complex

- Facility Goals/Space Needs/Timing
 - Remove existing administration building and support structures and build a new, energy and space efficient administration complex for district staff and programs supporting campuses and the community.
 - The new administration complex will need to be approximately 58,000 sf to accommodate district administration departments, the child care center, a board room and provides for district growth.
 - Facility completion 2020 - 2021.
- Potential Assets/Resources/Contributions
 - Property on Mercer
 - Future Bond
- Site Needs/Land & Real Estate Issues
 - Need to re-design traffic flow around new administration building. Need adequate parking for staff and board meetings. Need to maintain bus routes to Walnut Springs Elementary.
 - Aging utility infrastructure (insufficient electrical power, deteriorating water lines, air quality issues)
- Other Functional/Specialized Needs
 - Our Administration building is unique. It's a child day care facility, it's a meeting place for the community, it's a polling place during elections, it's a place where district ideas are created and nurtured, it's a training facility for staff development, it's a place where district business happens and it's a place where our board of trustees meet and decide on the direction of the district.
- Planning Layout & Design Objectives
 - Site: create efficient traffic flows, adequate parking and maintains bus routes to WSE.
 - Building: create ample square footage for new board room, new offices for district administrators and support programs, shared spaces, and provides for future growth.

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