

Minutes
Tax Increment Reinvestment Zone Board Number One & Number Two
Special Meeting
Monday, July 24, 2017
City of Dripping Springs

I. CALL TO ORDER AND ROLL CALL

Board Members TIRZ 1 & 2

Dave Edwards-Chair

Missy Atwood

Dr. Bruce Gearing

(Other board members did not attend – quorum was not present)

City Staff/TIRZ Staff/Appointed Officials

City Council Member John Kroll

City County Member Taline Manassian

Keenan Smith, Project Manager

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Assistant City Attorney Laura Mueller

Other Officials and Consultants

DSISD Elaine Cogburn

DSISD Mike Costa

DSISD Attorney Oscar Trevino

DS Community Library Attorney Kate Leverett

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 Citizens spoke.

III. BUSINESS (TIRZ #1 AND TIRZ #2)

Consideration and possible action on:

- A. Review and Discussion Regarding Draft Memorandum of Understanding/Interlocal Agreement for Town Hall Center Project between the Dripping Springs Independent School District, Dripping Springs Community Library, and the City of Dripping Springs.

No Action was taken.

The main purpose of this meeting was to discuss the terms of a Memorandum of Understanding (MOU) to move forward with cooperation, funding, and a conceptual planning for the Town Center. Missy Atwood led the meeting.

Conversation between Missy Atwood and the School, primarily Dr. Gearing. First topic was whether there could be a land exchange between the library and school. School had concerns about releasing any of their property because it's the School's primary asset. However, they are open to an exchange and possibly a sale. The Library's current site will likely have to be sold or exchanged and the School is interested in this transaction. Also, the School and Library have to own any buildings that are built for bonding purposes.

Kate Leverett (Library Attorney): Stated she will be drafting the MOU and wants to put timelines in the MOU and possibly address the possible conveyances but with some outs. The timing will be an MOU now (August 15th for City Council) that has: (1) timelines for review of RFP for concept plan engineering and planning; (2) timelines for review and approval of the concept plan once completed; (3) funding to pay for the concept plan; and (4) requires each subdivision to supply as much information as they can regarding possible traffic study. Work from the Sustainable Places Project will be incorporated in this project. The timing will include a comment period on the concept plan and review of the concept plan totaling approximately 60 days. The goal is to have the concept plan completed by November so they can be reviewed and approved by February 2018 which is when DSISD will call its bond election.

Gearing stated that the district will likely call the bond election and plan as if the TIRZ planning does not exist but will continue to work with the TIRZ and other political subdivisions in case it works out. Regardless of what happens with the MOU and the TIRZ, an administration building will likely be in their bond election.

Oscar Trevino (DSISD Attorney) He sees this as a series of MOUs beginning with this first one. Benchmarks should be set including: (1) approval of concept plans; and (2) property exchange. Oscar will get with the Temple School District regarding a similar project.

Gearing: District timeline is February 2018 for some solid movement so they can have some information before the May bond election. However, the district can still work with the TIRZ even if the concept plan and property exchange are not completed in 2018.

Ginger Faught (City): The timing for the City is 3-5 years before it will really need a new building to expand.

Gearing: The district's contribution will be the sharing of surveys and other documents related to their long range building planning with the TIRZ and town center project.

Laura Mueller (Assistant City Attorney): the county funding will be through a separate interlocal agreement with the County and the already agreed to TIRZ funding by the County which has some limitations related to soft costs, but can be used for architectural and engineering services.

David Edwards (TIRZ Chair): We are looking at private developers to help with the project. The Chamber is currently planning on conducting a retail analysis for Dripping Springs and the TIRZ may be able to join in to help with the analysis. David will touch base with the Chamber's consultant. The purpose of the retail development study is to help attract a private developer to the project.

Missy Atwood: We should look at doing market analysis and request input from private developers.

Roads: Ginger and Gearing: the City has the right of way for the road infrastructure and will start communicating with TxDOT about connecting to the state road. Traffic study will run concurrently with the concept plan.

Heritage: Michelle Fischer (City Administrator): Heritage is not currently a consideration in creating the Town Center, but may be in the future once it is annexed.

Nearby Tracts owned by Whit Hanks: Gearing and John Kroll (TIRZ Council Liaison): John Kroll and David Edwards will talk to Whit Hanks about getting the tract near the town center to help with the project. It is unclear whether the property will need to be purchased or if a partnership could be arranged.

Leverett (Library Attorney) will get us a draft of the MOU within 10 days. City will try to put on council for August 15th.

IV. ANNOUNCEMENTS

Next Meeting, August 7, 2017 at 4:00 p.m.
TIRZ Road Trip in August

V. ADJOURN

Dr. Gearing moved to adjourn. Missy Atwood Seconded. Unanimous to adjourn at 11:20 a.m.