

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

Special Meeting Minutes August 27, 2018 at 4:00 p.m.

A Special Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, August 27, 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
John McIntosh
Ray Whisenant (*arrived at 4:06 p.m.*)

Board Members absent were:

Mike Figer
Dr. Bruce Gearing
Bob Richardson (*Advisory Board Member*)

City Staff and Appointed Officials present were:

Michelle Fischer, City Administrator
Molly Mulloy, Development Coordinator
Laura Mueller, Assistant City Attorney
Keenan Smith, TIRZ Project Manager

With a quorum of the board present, Chair Edwards called the meeting to order at 4:02 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 TIRZ No. 1 & No. 2 Board regular meeting minutes of August 6, 2018

A motion was made by Vice Chair James to approve the TIRZ No. 1 & No. 2 Board regular meeting minutes of August 6, 2018 with the following correction: Item D under business date should read August 27, 2018. Commissioner Whisenant seconded the motion which carried unanimously 5 to 0.

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

Consideration and possible action on:

A. Town Center Project Update *Keenan Smith, Project Manager*

Keenan Smith presented the Town Center Project Activities Timeline which is on file.

B. Old Fitzhugh Road Project Update *Keenan Smith, Project Manager*

Keenan Smith gave a presentation on the Final Concept Plan which is on file.

C. Discuss and Consider Approval of Cost Participation and Reimbursement Agreement between the City of Dripping Springs and TIRZ No. 1 & No. 2, Hays County, Dripping Springs Community Library District, and Dripping Springs Independent School District *Laura Mueller, Assistant City Attorney*

1. Staff Report

Laura Mueller and Commissioner Whisenant presented the staff report and Project Cost Analysis and Summary which is on file. Staff is currently waiting on Hays County final review of the agreement.

2. Public Hearing

No one spoke during the Public Hearing.

3. Cost Participation and Reimbursement Agreement

No action was taken on this item.

D. Fiscal Year 2019 Budget Planning Update *(Keenan Smith, Dave Edwards, Michelle Fischer)*

Keenan Smith presented a Summary of TIRZ Budget Requests for Fiscal Year 2019 which is on file.

E. TIRZ Administrator Update *David Taussig & Associates, TIRZ Administrator*

The Board discussed the need for a meeting with David Taussig & Associates to discuss 2016 base year, cost participation agreements and better board reporting to Board. The Board preferred to set up an in-person meeting.

F. TIRZ Communications Plan Update *David Edwards, Chair*

Chair Edwards presented the update and announced that the Communications Subcommittee will meet on August 29th.

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.** September 11, 2018 - Regular City Council Meeting, 5:30 PM workshop/6:30 PM meeting
- B.** September 18, 2018 - Regular City Council Meeting, 6:00 PM
- C. October 1, 2018 - TIRZ Meeting, 4:00 p.m.**

VII. ADJOURN

Without objection from the Board, Chair Edwards adjourned the meeting.

This special meeting adjourned at 5:05 p.m.