

TIRZ #2 Board MEETING MINUTES

The TIRZ #2 Board of the City of Kyle, Texas met on November 10, 2020 and due to COVID-19, all members attended virtually at <https://meetings.ringcentral.com/j/1495117486> with the following persons present:

| | |
|-------------------------------------|----------------|
| Commissioner Debbie Ingalsbe, Chair | Steven Spears |
| Commissioner Mark Jones | Philip Koske |
| Mayor Travis Mitchell | Terry Mitchell |
| Mayor Pro Tem Rick Koch | |
| Council Member Dex Ellison | |
| Council Member Tracy Scheel | |
| Council Member Robert Rizo | |
| Council Member Michael Tobias | |
| Council Member Alex Villalobos | |
| Scott Sellers, City Manager | |
| Paige Saenz, City Attorney | |
| Jennifer Holm, City Secretary | |
| Matt Dawson, IT Director | |
| Perwez Moheet, Director of Finance | |

I. Call Meeting to Order

Chairwoman Ingalsbe called the meeting to order at 7:17 p.m. Chairwoman Ingalsbe asked the city secretary to call roll.

Present were: Chairwoman Ingalsbe, Mayor Mitchell, Council Member Ellison, Council Member Scheel, Council Member Rizo, Council Member Villalobos, Mayor Pro Tem Koch, and Council Member Tobias. Commissioner Jones was absent but arrived at approximately 7:27 p.m. and entered into executive session.

V. Executive Session

7. Pursuant to Chapter 551, Texas Government Code, the TIRZ #2 Board reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The TIRZ #2 Board may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.

1. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071.
2. Possible purchase, exchange, lease, or value of real estate pursuant to Section 551.072.
3. Personnel matters pursuant to Section 551.074.
4. Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City.
 - Project Wild Blue
 - Class A Office

The TIRZ #2 Board brought forward Executive Session out of order just after calling the meeting to order.

Council Member Scheel read into the record, "Pursuant to Chapter 551, Texas Government Code, the TIRZ #2 Board reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The TIRZ #2 Board may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics: Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City - Project Wild Blue; Class A Office."

The TIRZ #2 Board convened into executive session at 7:20 p.m.

8. Take action on items discussed in Executive Session.

The TIRZ #2 Board reconvened into open session at 8:45 p.m. Chairwoman Ingalsbe announced that no action took place in Executive Session and no action would be taken now.

II. Approval of Minutes

1. TIRZ #2 Board Meeting Minutes - October 13, 2020.

Chairwoman Ingalsbe brought forward the minutes for discussion.

Council Member Villalobos moved to approve the minutes of the October 13, 2020 TIRZ #2 Board Meeting. Council Member Scheel seconded the motion. All votes aye; motion carried 9-0.

III. Citizen Comment Period

2. Members of the public that wish to provide citizen comment must submit the online registration form found at: <https://www.cityofkyle.com/council/citizen-comment-sign> to attend virtually. Registration must be received by 12 p.m. on the day of the meeting.

Chairwoman Ingalsbe opened citizen comments at 8:46 p.m. With no one registered or wishing to speak, Chairwoman Ingalsbe closed citizen comments at 8:46 p.m.

IV. Consider and Possible Action

3. Discussion on TIRZ budget for 2021 and Project and Financing Plan.

Chairwoman Ingalsbe brought forward Item No. 3 for discussion. Mr. Sellers presented the item. No action was taken.

4. Brief update on design progress of the central park.

Chairwoman Ingalsbe brought forward Item No. 4 for discussion. Mr. Steven Spears presented the item. No action was taken.

5. Consider and Possible Action to Direct Staff to Issue a Request for Proposal for an Owners Representative for the Police Headquarters, Central Park, and Heroes Memorial Projects.

Chairwoman Ingalsbe brought forward Item No. 5 for discussion. Mr. Sellers presented the item, and Mr. Spears provided information as well.

Council Member Scheel moved to approve to direct staff to create and issue a Request for Proposal for an Owners Representative for the Police Headquarters, Central Park, and Heroes Memorial Projects. Council Member Villalobos seconded the motion.

There was discussion on the motion. Mr. Spears stated that interviews will need to happen prior to the next TIRZ meeting in December, which is yet to be decided. He continued that December would be to negotiate the contract, which would come for approval in January. Council Member Ellison stated that there are many things at play. He stated that getting ahead of the timeline is important, but also quality and getting the project they truly want to see is also. He doesn't see cost savings, but the quality of the project is the priority. He sees the benefit here in the quality and time of project regarding the Owners Representative position. He stated that Steven and Philip have met every goal. He stated that he is in favor.

All votes aye; motion carried 9-0.

6. Discussion on meeting date for December, 2020.

Chairwoman Ingalsbe brought forward Item No. 6 for discussion. Mr. Sellers spoke of the need for a solid date. Mr. Spears spoke about the timeline. Mayor Mitchell recommended a week range for the next meeting. Council Member Scheel agreed due to council members elect. A date was not selected.

VI. Adjourn

Council Member Ellison moved to adjourn. Council Member Villalobos seconded the motion. All votes aye; motion carried 9-0.

With no further business to discuss, the TIRZ #2 Board adjourned at 9:51 p.m.



Debbie Ingalsbe, Chair

Attest:



Jennifer Holm, City Secretary