

Dripping Springs Community Library District  
Amended Minutes  
December 17, 2025

Present: Missy Atwood, Bob Richardson, Marcie Cochran, Paul Schreier, Melva Codina

Mindy Laird

Lou Mandy Bruggman

Call to order: 8:37 a.m.

- **Director's Report-** Mindy reviewed the revenue sources for the Library on Wheels. She informed the Board that a sponsorship package was being put together for this project. The Golf Tournament has been set for March 30, 2026 at Plum Creek Golf Course.
- **Discuss/Consider 2026 operating budget –** Mindy presented the proposed 2026 budget. Lesli suggested a few corrections in categories. Missy asked that clarification be made regarding the amount of automobile liability needed. Mindy informed the Board that Contour Strategies will present a report regarding 2026 costs later in this meeting.
- **2026 Capital Campaign Budget –** Mindy presented an overview of the Capital Campaign as well as the budget.
- **RFQ for Construction Manager at Risk-** Bob reported that the committee has worked very diligently in the search for a CMAR. He presented the short list – J.E. Dunn, Turner, SpawGlass. They will contact these companies and begin evaluating their plans, cost of services, and scope of work. The Owner's Rep – JMT – will meet with the CMAR Committee to evaluate the three companies.
- **Contour Strategies Report –** Lou Bruggman presented her findings regarding the Capital Campaign. She outlined her procedure: staff interviews, donor analysis and interviews, From this, she created a list of challenges and concerns and presented her conclusions for a successful capital campaign finish.
- **Discuss/Consider issues related to new library planning and design –** Bob informed the board that the library discussed with City the site development process.
- **Discuss/Consider funding options –** Paul will continue to research financing options for the new library and suggests that the library connect with a financial advisor to explore other funding options as well.
- **Discuss/Review an RFQ for a financial advisor—**Mindy and Paul presented their research on creating an RFQ for a financial consultant.
- **Discuss/Consider TIRZ Board updates –** Mindy reported that she has discussed various funding options from various funding sources with TIRZ board members..

## Action Items

- On a motion by Bob Richardson and seconded by Marcie Cochran, and there being no further discussion, the Board accepted and approved the amended minutes for October 22 and November 19, 2025.
- On a motion by Melva Codina and seconded by Paul Schreier, and there being no further discussion, the Board accepted and approved the financial reports for November, 2025.
- Director's Report – No action
- Action on Contour Strategies – tabled
- On a motion by Marcie Cochran and seconded by Paul Schreier, and there being no further discussion, the Board accepted and approved the 2026 Operating Budget.
- On a motion by Marcie Cochran and seconded by Melva Codina, and there being no further discussion, the Board accepted and approved the capital campaign budget.
- RFQ for Construction Manager at Risk – No Action
- On a motion by Bob Richardson and seconded by Paul Schreier, and there being no further discussion, the Board approved the short- listed firms for Construction Manager at Risk as recommended by the Committee and approved the issuance of an RFP contingent of approval by legal counsel.
- Approve and act on library planning and design – Tabled
- Action on funding options, No Action
- On a motion by Marcie Cochran and seconded by Paul Schreier, and there being no further discussion, the Board authorized Paul and Mindy to research funding options.
- Action on TIRZ – No action
- Swear in Missy Atwood.

On a motion by Marcie Cochran and seconded by Paul Schreier, the Board approved adjourning at 12:04 PM

Respectfully submitted,

*Melva Codina*

Melva Codina  
Board Secretary