



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, October 07, 2025, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 6:06 p.m.

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Geoffrey Tahuahua

Council Member Place 4 Travis Crow

Council Member Place 5 Sherrie Parks

Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

Accounting Clerk Penny Appleman

Human Resources Department Chase Winburn

Building Official Shane Pevehouse

Project Manager Keenan Smith

City Engineer Chad Gilpin

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member King.

CITY COUNCIL

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the City Council that

individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

PROCLAMATIONS & PRESENTATIONS

Proclamations and Presentations are for discussion purposes only and no action shall be taken.

- 1. Presentation and Approval of a Resolution celebrating ten years of dedicated service by Penny Appleman for the City of Dripping Springs.** *Sponsor: Mayor Bill Foulds, Jr.*

Mayor Pro Tem Manassian read and presented the resolution to Penny Appleman in honor of her 10-year anniversary with the City of Dripping Springs.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

- 2. Approval of the September 2, 2025 City Council special meeting & Board of Adjustment meeting minutes.**
- 3. Approval of the appointment of Stephanie Moody to the Emergency Management Committee as a representative of the Dripping Springs Chamber of Commerce for term ending January 1, 2026.**
- 4. Approval of a Resolution of the City of Dripping Springs Accepting Improvements and Approving and Accepting a Maintenance Bond for the East Interceptor Segment One - Wastewater Improvements.** *Applicant: CC Carlton Industries, Ltd.*
- 5. Approval of a Resolution of the City of Dripping Springs Consenting to the Issuance of Bonds by Headwaters Municipal Utility District of Hays County for Series 2025A.** *Applicant: Matt Matthews*
- 6. Approval of Updated Professional Services Agreement with Keenan Smith for TIRZ Project Management Services.** *Sponsor: Mayor Pro Tem Taline Manassian*
- 7. Approval of the August 2025 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Consent Agenda items 2 through 7.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 8. Discuss and consider approval of a Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the construction contract with QA Construction Services for the Stephenson Building and Parking Lot Project with the addition of the add alternates as recommended by staff.

The motion to approve carried 4 to 1, with Council Member Tahuahua voting nay.

- 9. Presentation and discussion regarding Plan of Finance for the "City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2025 (Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B Project)". Applicant: Steve Metcalf**

Royce Rippey with MI Homes and Andre Ayala with Hilltop Securities presented and remained in the audience to answer possible questions related to items 9 and 10.

- 10. Consideration and possible action with respect to a "Resolution of the City Council of the City of Dripping Springs, Texas, Determining Costs of the Proposed Public Improvements in the Heritage Public Improvement District, Approving a Proposed Improvement Area #3A Assessment Roll and Proposed Improvement Area #3B Assessment Roll, Calling a Public Hearing, and Making Related Findings and Determinations, in Accordance With Chapter 372 of the Texas Local Government Code" Applicant: Steve Metcalf**

No one spoke during the Public Hearing.

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the resolution as listed on item 10.

The motion to approve carried unanimously 5 to 0.

- 11. Discuss and consider approval of a Temporary Street Closure Permit Request from the Dripping Springs Lions Club to close portions of Mercer Street, College Street, San Marcos Street, and Old Fitzhugh Road on December 6, 2025 for the 2025 Christmas on Mercer event. Sponsor: Council Member Sherrie Parks**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve the temporary street closure permit request related to Christmas on Mercer.

The motion to approve carried unanimously 5 to 0.

- 12. Discuss and consider approval of a Resolution revising the City of Dripping Springs Personnel Manual as it relates to telecommuting and paid time off. Sponsor: Council Member Geoffrey Tahuahua**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the resolution revising the City of Dripping Springs Personnel Manual as it relates to telecommuting and paid time off.

The motion to approve carried unanimously 5 to 0.

- 13. Public hearing and consideration of an Ordinance Approving a Master Sign Plan for Village Grove P.D.D. Applicant: Taylor Morrison**

This item was presented by Cynthia McCalmont who remained in the audience to answer questions.

No one spoke during the Public Hearing.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the ordinance approving a Master Sign Plan for Village Grove P.D.D. with the caveat that if the Parks and Recreation Commission has input on the element related to the park sign, that it be brought back to Council.

The motion to approve carried unanimously 5 to 0.

- 14. Discuss and consider an Ordinance Repealing and Replacing Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances amending fees for Building Fees and Updating Fee Schedule Formats; Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Publication; Effective Date; and Proper Notice and Meeting. Sponsor: Mayor Bill Foulds, Jr.**

a. Staff Report

The staff report was presented by Building Official Shane Pevehouse.

b. Public Hearing

No one spoke during the Public Hearing.

c. Ordinance

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the ordinance amending building fees and updating the Fee Schedule with the adjustment to residential variances (maintaining fee for Residential Waiver Variances at \$200).

The motion to approve carried unanimously 5 to 0.

- 15. Discuss and consider approval of an ordinance amending Chapter 2, Article 2.03, Division 4 of the City of Dripping Springs Code of Ordinances to update the Electronic**

Signature Policy, specifically to include provisions governing the limited acceptance of digital seals on bonds. Sponsor: Mayor Bill Foulds, Jr.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the ordinance amending the Electronic Signature Policy as presented.

The motion to approve carried unanimously 5 to 0.

16. Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 20, implementing the enforcement provisions of the City's Drought Contingency Plan. Sponsor: Mayor Bill Foulds, Jr.

a. Staff Report

The staff report was presented by Deputy City Attorney Aniz Alani.

b. Public Hearing

No one spoke during the Public Hearing.

c. Ordinance

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the proposed amendment related to enforcing provisions of the City's Drought Contingency Plan with the adjustment to Section 20.06.069 advising that the City Administrator and Deputy City Administrators have the authority for hearings of disconnection.

The motion carried unanimously 5 to 0.

REPORTS

Reports listed are on file and available for review upon request. The City Council may provide staff direction; however, no action shall be taken.

17. Planning Department Report. Tory Carpenter, Planning Director

This report is on file. No action was taken.

18. Update on Proposed Sign Ordinance Updates. Laura Mueller, City Attorney

Update was presented by City Attorney Laura Mueller. No action was taken.

Mayor Foulds directed staff to add the ordinance to the next agenda for consideration.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to go into Closed Session for items 19 through 22, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 8:32 p.m.

The City Council has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

- 19. Consultation with City Attorney related to opioid lawsuits.** (*Consultation with Attorney, 551.071*).
- 20. Consultation with attorney related to law enforcement services and authority.** (*Consultation with Attorney, 551.071*).
- 21. Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*)
- 22. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** (*Consultation with Attorney, 551.071*)

Closed Session ended at 9:04 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to pull item 19, related to the opioid lawsuit, out of Closed Session

The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the settlement agreement as discussed in Closed Session.

The motion to approve carried unanimously 5 to 0.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to adjourn the meeting.

The motion to adjourn carried unanimously 5 to 0.

The meeting was adjourned at 9:05 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary