



DRIPPING SPRINGS
Texas

CITY COUNCIL SPECIAL MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, November 14, 2023 at 6:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the City Council present, Mayor Foulds, Jr. called the meeting to order at 6:00 p.m.

City Council Members present were:

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 present were:

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Public Works Director Aaron Reed
Parks & Community Services Director Andy Binz
Planning Director Tory Carpenter
Planning & Zoning Commission Chair Mim James
Leslie Pollack, P.C., PTOE, HDR Engineering Inc.
Keenan Smith, AIA, Principal City Lights Design Alliance
Larry Irsik, AIA, LEED, AP, Senior Principal Architexas Austin

PLEDGE OF ALLEGIANCE

Council Member Tahuahua led the Pledge of Allegiance to the Flag.

PRESENTATION OF CITIZENS

A member of the public who desires to address the City Council regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the City Council's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a

translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the City Council. It is the request of the City Council that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.

No one spoke during Presentation of Citizens.

PRESENTATIONS

1. Rathgeber Vision Plan Update

Andy Binz, Parks & Community Services Director

Andy Binz gave a presentation which is on file.

2. Double L Development Agreement Transportation Options

Pablo Martinez, PE, Brown & Gay Engineers

Rob Fondren, Trend Development Representative, gave a presentation which is on file.

EXECUTIVE SESSION

A motion was made by Council Member Tahuahua to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with Attorney and regarding Executive Session Agenda Item 5. Council Member Crow seconded the motion which carried unanimously 5 to 0.

3. Consultation with Attorney related to legal questions regarding the development agreement with Double L development. Consultation with Attorney, 551.071

The City Council met in Executive Session from 6:22 p.m. – 6:50 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 6:50 p.m.

BUSINESS AGENDA

4. Discuss and consider approval of the Stephenson Building Project Architectural Development Design and issuance of a Notice to Proceed with Construction Documents.

a. Presentation

b. Staff Report

Keenan Smith and Larry Irsik gave a presentation and presented the staff report which is on file. Approval of the item is recommended.

c. Design and Notice to Proceed – A motion was made by Mayor Pro Tem Manassian to approve the Stephenson Building Project Architectural Development Design and for staff to issue the Notice to Proceed with Construction Documents. Council Member Parks seconded the motion which carried unanimously 5 to 0.

5. Discuss and consider approval of the Second Amendment to the Wastewater Service & Impact Fee Agreement between SLF IV - Dripping Springs JV, L.P. and the City of Dripping Springs regarding the Heritage Subdivision.

Aaron Reed presented the staff report which is on file. Staff recommends approval of the amendment.

Via unanimous consent, the City Council tabled this item discussion after the Executive Session.

A motion was made by Council Member Tahuahua to adjourn into Executive Session under Texas Government Code Section 551.071, Consultation with City Attorney and regarding Executive Session Agenda Item 6. Council Member King seconded the motion which carried unanimously 5 to 0.

EXECUTIVE SESSION AGENDA

The City Council 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 City Council 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.

6. Consultation with Attorney related to legal questions regarding the development agreement with Double L development. Consultation with Attorney, 551.071

This item was addressed in Executive Session held at 6:22 p.m.

7. 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, Wastewater Fees, and related items. Consultation with Attorney, 551.071

The City Council met in Executive Session from 7:21 – 7:45 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr, returned the meeting to Open Session at 7:45 p.m.

OPEN SESSION

Via unanimous consent, the City Council removed Business Agenda Item 3 from the table for discussion and possible action.

5. Discuss and consider approval of the Second Amendment to the Wastewater Service & Impact Fee Agreement between SLF IV - Dripping Springs JV, L.P. and the City of Dripping Springs regarding the Heritage Subdivision.

A motion was made by Council Member Tahuahua to approve the Second Amendment to the Wastewater Service & Impact Fee Agreement between SLF IV - Dripping Springs JV, L.P.

and the City of Dripping Springs regarding the Heritage Subdivision. Council Member Parks seconded the motion which carried unanimously 5 to 0.

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

December 5, 2023, at 6:00 p.m. (CC & BOA)

December 19, 2023, at 6:00 p.m. (CC)

January 2, 2024, at 6:00 p.m. (CC & BOA)

January 16, 2024, at 6:00 p.m. (CC)

Board, Commission & Committee Meetings

November 16, 2023, Farmers Market Committee at 10:00 a.m.

November 16, 2023, Emergency Management Commission at 12:00 p.m.

November 27, 2023, Transportation Committee at 3:30 p.m.

November 28, 2023, Planning & Zoning Commission at 6:00 p.m.

December 4, 2023, Parks & Recreation Commission at 6:00 p.m.

ADJOURN

A motion was made by Council Member Tahuahua to adjourn the meeting. Council Member King seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 7:46 p.m.

APPROVED ON: December 5, 2023

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary