



CITY COUNCIL REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX
Tuesday, October 13, 2020 at 6:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/89599960858?pwd=cG9MNEE1S2ZiWDFBZVQrWFcrL1lzUT09>

Meeting ID: 895 9996 0858

Passcode: 039401

Dial Toll Free:

877 853 5257 US Toll-free

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CALL TO ORDER AND ROLL CALL

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian

Council Member Place 2 Wade King

Council Member Place 3 Todd Purcell

Council Member Place 4 April Harris Allison

Council Member Place 5 Travis Crow

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

City Attorney Laura Mueller

City Treasurer Gina Gillis

City Secretary Andrea Cunningham

Senior Planner Amanda Padilla

Parks & Community Services Director Kelly Schmidt

Communications Director Lisa Sullivan

Emergency Management Coordinator Roman Baligad

Public Works Coordinator Arron Reed

TIRZ No. 1 & No. 2 Board Chair Dave Edwards

TIRZ No. 1 & No. 2 Board Vice Chair Mim James

TIRZ Administrator Jon Snyder (P3Works, LLC)
Financial Advisor Chris Lane (SAMCO Capital)
Bond Counsel Richard Donoghue (McCall, Parkhurst & Horton, LLP)

With a quorum of the City Council present, Mayor Foulds called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

Mayor Foulds 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.

PROCLAMATIONS & PRESENTATIONS

- 1. Approval of a Proclamation declaring the Month of October 2020 as "National Chiropractic Health Month" in the City of Dripping Springs, Texas. Sponsor: Mayor Pro Tem Manassian**

Mayor Pro Tem Manassian read the Proclamation and presented it to Dr. Chae Tracy with Dripping Springs Family First Chiropractic. Dr. Tracy spoke of the importance of chiropractic health and thanked the City for their support.

A motion was made by Mayor Pro Tem Manassian to approve a Proclamation declaring the Month of October 2020 as "National Chiropractic Health Month" in the City of Dripping Springs, Texas. Council Member King seconded the motion which carried unanimously 5 to 0.

- 2. Presentation regarding Tax Reinvestment Zone No. 1 and No. 2 End of Fiscal Year 2020 Cost Reimbursement and Cash Flow Projections. Sponsor: Mayor Pro Tem Manassian**

Mim James introduced the item, and Jon Snyder, Chris Lane and Richard Donoghue gave a presentation which is on file.

CONSENT AGENDA

The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council

meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.

3. **Approval of the September 8, 2020 City Council & Board of Adjustment Workshop & Regular meeting minutes; and the September 15, 2020 City Council Regular meeting minutes.**
4. **Approval of the City Council & Board of Adjustment 2021 Annual Meeting Calendar.**
5. **Approval of a Resolution designating Dripping Springs Century News as the Official Newspaper of the City of Dripping Springs, Texas for Fiscal Year 2020-2021.**

Filed as Resolution No. 2020-R43

6. **Approval of the September 2020 City Treasurer Report.**
7. **Disapproval of a Preliminary Plat Amendment for SUB2020-0022: Preliminary Plat Amendment for Big Sky Ranch to add an additional 41 lots (211.4 acres) to the approved Preliminary Plat as addressed in staff report. The property is generally located at the intersection of Founders Park Road and Lone Peak Way. Applicant: Christopher Reid, P.E. Doucet & Associates, INC.**
8. **Approval of a Hotel Occupancy Tax Grant Funding Program Agreement between the City of Dripping Springs and the Dripping Springs Visitors Bureau for Fiscal Year 2021-2022.**
9. **Approval of the Hotel Occupancy Tax Grant Funding Program Agreement between the City of Dripping Springs and the Dr. Pound Historical Farmstead for Fiscal Year 2021-2022.**
10. **Approval of a Resolution Consenting to the Issuance of Road Bonds for the Headwaters Subdivision.**

Filed as Resolution No. 2020-R44

11. **Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Founders Park Road Street and Drainage Improvements.**

Filed as Resolution No. 2020-R45

12. **Approval of a Donation Agreement between the City of Dripping Springs and Denise Ranck regarding a Founders Park Memorial Bench with inlayed plaque honoring Rusty Ranck.**

13. **Approval of a Donation Agreement between the City of Dripping Springs and Girl Scout Silver Award Candidate Autumn Pape regarding renovations to Charro Ranch Park's Informational Kiosk.**
14. **Approval of a Donation Agreement between the City of Dripping Springs and North Hays County EMS for COVID-19 equipment.**
15. **Approval of a Resolution of the City of Dripping Springs Accepting Dripping Springs Ranch Park Dam Improvements and Approving a two-year maintenance bond for Ranch Park Dam Improvements completed by DigDug Construction.**

Filed as Resolution No. 2020-R46

16. **Approval of a Resolution Amending the Personnel Manual as it relates to a Telecommuting Policy.**

Filed as Resolution No. 2020-R47

17. **Approval of the Dripping Springs Ranch Park Part-time Ranch Hand job description.**

A motion was made by Council Member Crow to approve Consent Agenda Items 3 – 17. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

BUSINESS AGENDA

18. **Public hearing and consideration regarding ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment with a Conditional Use Overlay for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District. Tracts 1 and 2 are requesting to rezone from Two-Family Residential - Duplex (SF-4) to Single-Family Attached Residential - Town Home (SF-5). The Conditional Use Overlay would prohibit certain uses that are allowed by right in the SF-5. Applicant: Jon Thompson**

Applicant has requested Postponement

Mayor Pro Tem Manassian recused from this item and enabled her camera.

a) Presentation – no presentation given.

b) Staff Report – staff report is on file.

c) Public Hearing – no one spoke during the Public Hearing.

d) Zoning Amendment with Conditional Overlay

A motion was made by Council Member Crow to postpone ZA2020-0006: an application for a Zoning Amendment to consider a proposed zoning map amendment with a Conditional Use Overlay for two (2) tracts generally located northwest of the intersection of Bluff Street and Hays Street, within the Hays Street Historic District until the applicant

properly re-notices, after which it may be placed on the City Council agenda. Council Member Harris-Allison seconded the motion which carried 4 – 0 – 1, with Mayor Pro Tem Manassian recused.

19. Public hearing and consideration of approval regarding an Ordinance Amending the Dripping Springs City-Wide Trails Plan Map.

a) Staff Report

Amanda Padilla presented the staff report which is on file. Staff recommends approval of the ordinance.

b) Public Hearing – no one spoke during the Public Hearing.

c) Amendment Ordinance

A motion was made by Mayor Pro Tem Manassian to approve an Ordinance Amending the Dripping Springs City-Wide Trails Plan Map. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

Filed as Ordinance No. 2020-52

20. Discuss and consider approval of a Resolution approving an updated Municipal Maintenance Agreement with the State of Texas for the maintenance of state highways in the city limits by the Texas Department of Transportation and the City of Dripping Springs.

Aaron Reed presented the staff report which is on file. Staff recommends approval of the ordinance and agreement.

A motion was made by Council Member Crow to approve a Resolution approving an updated Municipal Maintenance Agreement with the State of Texas for the maintenance of state highways in the city limits by the Texas Department of Transportation and the City of Dripping Springs. Mayor Pro Tem Manassian seconded the motion which carried unanimously 5 to 0.

Filed as Resolution No. 2020-R48

21. Discuss and consider the acceptance of Easement Offers related to the South Regional Water Reclamation Project.

Via unanimous consent, this item was tabled until after Executive Session.

22. Discuss and consider approval of an Ordinance Adopting the City of Dripping Springs Emergency Management Plan and related annexes and amending Section 2.04 of the City of Dripping Springs Code of Ordinances as it relates to the emergency management coordinator and the local emergency management plan.

Roman Baligad gave a presentation which is on file. Staff recommends approval of the ordinance.

A motion was made by Council Member Harris-Allison to approve an Ordinance Adopting the City of Dripping Springs Emergency Management Plan and related annexes and amending Section 2.04 of the City of Dripping Springs Code of Ordinances as it relates to the emergency management coordinator and the local emergency management plan. Council Member King seconded the motion which carried unanimously 5 to 0.

Filed as Ordinance No. 2020-53

REPORTS

Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request.

- 23. Transportation Committee Report**
Jim Martin, Interim Chair
- 24. Economic Development Committee Monthly Report**
Kim Fernea, Committee Chair
- 25. City Attorney Report**
Laura Mueller, City Attorney
- 26. Maintenance & Facilities Monthly Report**
Craig Rice, Maintenance Director
- 27. Parks & Community Services Monthly Report**
Kelly Schmidt, PCS Director
- 28. City of Dripping Springs Annual International Dark Sky Community Report to the International Dark Sky Association.**
Michelle Fischer, City Administrator

A motion was made by Mayor Pro Tem Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Items 29 – 33. Council Member Harris-Allison 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.

- 29. Consultation with City Attorney regarding legal issues related to the Request for Proposals (RFP) for Improvements at the Triangle.** *Consultation with City Attorney, 551.071*

30. **Consultation with City Attorney regarding legal issues related to the Zoning Ordinance, Development Agreements, easements, and density of development.** *Consultation with Attorney, 551.071*
31. **Consultation with City Attorney and Deliberation of Real Property regarding property acquisition related to the South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
32. **Consultation with City Attorney regarding legal issues related to Emergency Management, Disaster Declaration, and Emergency Orders including upcoming city events.** *Consultation with City Attorney, 551.071*
33. **Consultation with City Attorney and Deliberation of Real Property related to real property associated with the Town Center Project.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The City Council met in Executive Session from 7:19 p.m. – 8:20 p.m. No vote or action was taken during Executive Session.

Mayor Foulds returned the meeting to Open Session at 8:21 p.m.

OPEN SESSION

The City Council considered Business Agenda Item No. 21 in Open Session following the Executive Session.

21. Discuss and consider the acceptance of Easement Offers related to the South Regional Water Reclamation Project.

A motion was made by Mayor Pro Tem Manassian to give the Mayor and Deputy City Administrator the authority to offer improved easements or related agreements up to the appraisal amounts including payment of the appraised value. Council Member Crow seconded the motion which carried unanimously 3 to 0. Council Members Purcell and King were not present for this item.

UPCOMING MEETINGS

City Council Meetings:

October 20, 2020 at 6:00 p.m.

November 10, 2020 at 6:00 p.m.

November 17, 2020 at 6:00 p.m.

Board, Commission & Committee Meetings

October 14, 2020 Utility Commission at 4:00 p.m.

October 15, 2020 Farmers Market Association Board at 10:00 a.m.

October 15, 2020 Emergency Management Commission at 12:00 p.m.

October 19, 2020 Founders Day Commission at 6:30 p.m.

October 26, 2020 Transportation Committee at 3:30 p.m.

October 27, 2020 Planning & Zoning Commission at 6:30 p.m.

October 28, 2020 Economic Development Committee at 4:00 p.m.

ADJOURN

A motion was made by Council Member Crow to adjourn the meeting. Mayor Pro Tem Manassian seconded the motion which carried unanimously 4 to 0. Council Member King was not present for adjournment.

This regular meeting adjourned at 8:23 p.m.

APPROVED ON: November 10, 2020

Bill Foulds, J., Mayor

ATTEST:

Andrea Cunningham, City Secretary