



## City Council & Board of Adjustment Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership*

*Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Tuesday, February 04, 2025, at 6:00 PM*

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### **DRAFT MINUTES**

#### **CALL TO ORDER & ROLL CALL**

With a quorum of City Council Members present, Mayor Foulds called the meeting to order at 6:02 PM.

##### **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

Planning Director Tory Carpenter

DSRP Manager Lily Sellers

Utilities Director Dane Sorensen

Parks & Community Services Director Andy Binz

People & Communications Director Lisa Sullivan

Information Technology Director Jason Weinstock

Keenan Smith TIRZ Project Manager

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Pro Tem Manassian.

#### **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.*

Nancy Heintz with the Homeless Coalition spoke and shared information about a Poverty Simulation event taking place on February 27<sup>th</sup> in San Marcos.

## **PROCLAMATIONS & PRESENTATIONS**

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

- 1. Proclamation of the City of Dripping Springs proclaiming the month of February 2025 as "Dating Violence Awareness and Prevention Month".** *Sponsor: Mayor Bill Foulds, Jr.*

Council Member Parks presented the Proclamation to representatives from the Hays-Caldwell Women's Center.

## **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 January 7, 2025 City Council & Board of Adjustment regular meeting minutes.**
- 3. Approval of the Co-Sponsorship Agreement with the Texas Hill Country Barrel Racing Association.** *Sponsor: Council Member Sherrie Parks*
- 4. Approval of a Joint Election Agreement between the City of Dripping Springs and Dripping Springs Independent School District for the May 3, 2025 Municipal General Election.**
- 5. Approval of a Joint Election Agreement between the City of Dripping Springs and Hays County for the May 3, 2025 Municipal General Election.**
- 6. Approval of an Election Agreement and Contract for Election Services between the City of Dripping Springs and the Elections Administrator, Hays County, Texas to conduct and administer the May 3, 2025 Dripping Springs Municipal General Election.**
- 7. Approval of an Agreement for the Temporary Closure of State Right of Way Multi-Year Agreement between the City of Dripping Springs and the Texas Department of Transportation for the Founders Day Festival and Parade.** *Sponsor: Councilmember Sherrie Parks.*

8. **Approval of a Rate Adjustment for an Agreement with Chapman Law Firm, P.C.** *Sponsor: Mayor Bill Foulds, Jr.*
9. **Approval of the December 2024 Treasurer's Report.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to move item 8 out of the Consent Agenda. The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve Consent Agenda items 2-7, and item 9. The motion carried 4 to 0, with 1 abstention by Council Member Crow.

## **BUSINESS AGENDA**

10. **Discuss and consider approval of an ordinance amending Article 16.02 Parks and Recreation in the City of Dripping Springs Code of Ordinances regarding electric bicycles in parks.** *Sponsor: Mayor Pro Tem Taline Manassian.*

The staff report was presented by the Parks & Community Services Director Andy Binz. The staff report is in the agenda packet which is available on the city website.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the ordinance to allow the use of e-bikes at the Parks with staff recommended speed limits.

The motion to approve carried unanimously 5 to 0.

11. **Public hearing, discussion, and consideration of approval of a Resolution Authorizing the Publication of the Notice of Intention to Issue City of Dripping Springs, Texas Combination Tax and Limited Revenue Certificates of Obligation in an Estimated Amount not to Exceed \$14,500,000, and Other Matters Related Thereto.** *Sponsor: Mayor Bill Foulds, Jr.*

- a. Staff Report

The staff report was presented by Deputy City Administrator Shawn Cox. Also present to answer questions were Financial Advisor Chris Lane and Angela Avila with the Bond Counsel. Staff report is on file.

- b. Public Hearing

No one spoke during the Public Hearing.

- c. Resolution

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to adopt a Resolution Authorizing the Publication of the Notice of Intention to Issue City of Dripping Springs, Texas Combination Tax and Limited Revenue Certificates of Obligation in an estimated amount not to exceed \$14,500,000, and other matters related

thereto, including the proposed sale date of the Certificates to be held April 1, 2025, which is the date on which the City Council will consider the passage of an ordinance authorizing the certificates.

The motion to approve carried unanimously 5 to 0.

**12. Public Hearing and consideration of approval of an Ordinance Ordering the City of Dripping Springs 2025 Municipal General Election.**

This item was presented by City Secretary Diana Boone. Staff report is on file.

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to approve the Ordinance calling the 2025 Municipal General Election.

The motion to approve carried unanimously 5 to 0.

**13. Discuss and Consider approval of a Resolution Accepting the Petition Requesting the Consent of the City of Dripping Springs for Driftwood Conservation District to Annex Certain Property in the District.**

This item was moved to Closed Session.

After meeting in Closed Session, this item was postponed.

**14. Discuss and Consider an Agreement between the City of Dripping Springs and the Dripping Springs Water Supply Corporation regarding the Provision of Retail Water Service to the Anarene West Property and the Cannon Retail Property Sponsor: Mayor Bill Foulds, Jr.**

This item was presented by Deputy City Administrator Ginger Faught. The report is on file.

A motion was made by Council Member Parks and seconded by Council Member King, to approve the agreement with the Dripping Springs Water Supply Corporation regarding the Provision of Retail Water Service to the Anarene West Property and the Cannon Retail Property.

The motion to approve carried 4 to 0. Council Member Crow recused himself, did not participate in the discussion and did not vote.

**15. Discuss and consider approval of a License Agreement between the City of Dripping Springs and Meritage Homes as it relates to installation of utility infrastructure on city property. Applicant: Meritage Homes**

The staff report was presented by Planning Director Tory Carpenter. The report is on file.

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the License Agreement with Meritage Homes.

The motion carried unanimously 5 to 0.

- 16. Discuss and consider selection of a bidder and approval of the proposal from the selected bidder, and authorize staff to negotiate an Agreement for the installation of Audio Visual Equipment City Hall with selected bidder. Sponsor: Mayor Bill Foulds, Jr.**

The staff report was presented by Deputy City Administrator Shawn Cox and Information Technology Director Jason Weinstock. The staff report is on file.

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to authorize staff to negotiate agreement with selected bidder, including optional products for \$114,544.64.

The motion to approve carried unanimously 5 to 0.

- 17. Discuss and Consider approval to award bid to construct Phase 3 Drip Fields for Arrowhead WWTP and authorize city administrator to finalize an agreement with selected bidder. Sponsor: Mayor Bill Foulds, Jr.**

The staff report was presented by Utilities Director Dane Sorensen. The report is on file.

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the bid and authorize the City Administrator to finalize the agreement.

The motion to approve carried unanimously 4 to 0. Council Member King stepped away and did not vote.

## **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.*

- 18. Legislative Report. Laura Mueller, City Attorney**

This report is informational, no action was taken.

## **CLOSED SESSION**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to meet in Closed Session for items 8 from the Consent Agenda, item 13 from the Business Agenda, and items 19-22, under sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, and 551.089

The motion carried unanimously 5 to 0.

Closed Session started at 7:20 PM and ended at 8:28 PM.

*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 Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*)
20. **Consultation with City Attorney related to legal issues regarding land use, economic development, waiver process, and infrastructure requirements and rough proportionality.** (*551.071, Consultation with Attorney*).
21. **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*)
22. **Consultation with City Attorney related to legal issues regarding federal regulatory changes affecting City park programs.** (*551.071, Consultation with Attorney*). .

Council Member Crow recused himself from item 21 and stepped out of Closed Session at 8:07 PM. He did not participate in discussions concerning this item.

Closed Session ended at 8:28 PM.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua to approve the item 8 rate adjustment for the agreement with Chapman Law Firm.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to postpone item 13 to Date Certain for next meeting scheduled for February 18, 2025. The motion to postpone carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to bring item 19 out of Closed Session. The motion carried unanimously 5 to 0.

Item 19. A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Real Estate Purchase Agreement with Deborah Carter as presented by staff. The motion to approve carried unanimously 5 to 0.

Item 19 continued. A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Magee proposal as presented by staff. The motion to approve carried unanimously 5 to 0.

Item 19 continued. A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the Letter of Intent and Representation Agreement with Republic Ranches LLC and Riley McLean LLC related to the purchase of Real Property. The motion to approve carried unanimously 5 to 0.

Item 19 continued. A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Letter of intent as presented. The motion to approve carried 4 to 1, with Council Member Tahuahua voting nay.

**ADJOURN**

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

The meeting was adjourned at 8:34 PM.

**APPROVED ON:    Month, XX, 202X**

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*Bill Foulds, Jr., Mayor*

**ATTEST:**

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*Diana Boone, City Secretary*