



## City Council Regular Meeting

*Dripping Springs ISD Center for Learning and Leadership  
Board Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Tuesday, October 15, 2024, at 6:00 PM*

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# MINUTES

## CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Pro Tem Manassian called the meeting to order at 6:00 p.m.

### City Council Members

Mayor Bill Foulds, Jr. (*Absent*)  
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  
Records Management Clerk Vickie Edgerly  
Planning & Zoning Commission Chair Mim James  
Planning Director Tory Carpenter  
Parks & Community Services Director Andy Binz  
People & Communications Director Lisa Sullivan

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Crow.

## 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.*

No one spoke during Presentation of Citizens.

## **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 week of October 20 - 26, 2024 as "Texas Native Plant Week" in the City of Dripping Springs, Texas. Sponsor: Council Member Sherrie Parks**

Council Member Parks read the Proclamation and presented it to Community Events Coordinator Johnna Krantz.

## **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 2024 Treasurer's Report.**
- 3. Approval of the October 1, 2024 City Council meeting minutes.**
- 4. Approval of recommendations for appointment to the Founders Day Commission of Jerome Borges from St. Martin de Porres Catholic Church, and Thomas Toms from the Cook-Off Club, for commission terms ending June 30, 2026; and the appointment of Jeff Shindler as Commission Chair for a term of one (1) year. Sponsor: Council Member Sherrie Parks**
- 5. 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 7, 2024, for the Christmas on Mercer event. Sponsor: Council Member Sherrie Parks**
- 6. Approval of an extension of an agreement with Keenan Smith for TIRZ Project Manager services. Sponsor: Mayor Pro Tem Taline Manassian**
- 7. Approval of a Resolution of the City of Dripping Springs Consenting to the Issuance of Bonds by Headwaters Municipal Utility District of Hays County. Applicant: Matt Matthews**

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve Consent Agenda items 2-7. The motion to approve carried unanimously 5 to 0.

## **BUSINESS AGENDA**

**8. Discuss and consider approval of CUP2024-004: A Conditional Use Permit to allow a mobile food vendor at 121 East Mercer Street. Applicant: Jeff Carman, Meaty Boys BBQ**

a. Applicant Presentation

Applicant Jeff Carman presented and remained in the audience to answer questions.

b. Staff Report

Planning Director Tory Carpenter presented. Staff recommends approval with the following conditions:

1. The applicant shall submit a site development permit prior to any additional site improvements.
2. The food truck must meet all setback requirements.
3. Hours of operation are limited to between 8:00am and 10:00pm.
4. Trash receptacles shall be provided for customer use.
5. The Conditional Use Permit shall be reconsidered by City Council within two years of its effective date.
6. The permit shall become effective with the issuance of the building permit.
7. There shall be no portable toilets used on a long-term basis.
8. There shall be no amplified music.
9. Trash must be removed from the property at the end of each business day.
10. Patrons may not use neighboring restroom facilities without an agreement by the neighboring business owner.
11. The applicant shall provide an inclement weather evacuation plan to staff.

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the Commission's recommendation to approve with conditions.

d. Public Hearing

No one spoke during the Public Hearing.

e. Conditional Use Permit

A motion was made by Council Member Crow and seconded by Council Member Tahuahua, to approve the Conditional Use Permit to allow a mobile food vendor at 121 East Mercer Street with staff and Planning & Zoning Commission recommendations. The motion to approve carried unanimously 5 to 0.

**9. Discuss and consider approval of a Resolution designating the Official Newspaper for the City of Dripping Springs for Fiscal Year 2024-2025.**

This item was postponed to November 5, 2024. No action was taken.

Council requested that we provide them with the amount we are currently spending and would like to know if there are any duplications.

**10. Discuss and consider approval of License Agreement with Meritage Homes of Texas, LLC and Big Sky Ranch Residential Community, Inc. for use of City Parkland to install and maintain subsurface drip irrigation. Sponsor: Mayor Bill Foulds, Jr.**

This item was postponed. No action was taken.

**11. Discuss and consider approval of an Ordinance amending the Parks & Community Services Master Fee Schedule. Sponsor: Council Member Travis Crow**

A motion was made by Council Member Parks and seconded by Council Member King, to approve an Ordinance amending the Parks & Community Services Master Fee Schedule. The motion to approve carried unanimously 5 to 0.

**12. Discuss and consider approval of a Resolution adopting TIRZ Fiscal Policy. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the adoption of the TIRZ Fiscal Policy. The motion to approve 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.*

**13. Report on City of Dripping Springs Municipal Court for Fiscal Year 2024. Michelle Fischer, Court Administrator**

**14. Planning Department Report**

## CLOSED SESSION

A motion was made by Council Member Tahuahua and seconded by Council Member King, to move items 15 and 16 to Closed Session. The motion carried unanimously 5 to 0.

Council met in Closed Session from 6:55 p.m. to 7:32 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.*

- 15. 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*
- 16. 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, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** *Consultation with Attorney, 551.071*

## ADJOURN

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

The meeting adjourned at 7:35 p.m.

**APPROVED ON:**     *Month, XX, 202X*

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*Bill Foulds, Jr., Mayor*

**ATTEST:**

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*Diana Boone, City Secretary*