



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, April 21, 2026, 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 6:00 p.m.

City Council Members Present

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

City Council Members Absent

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
Deputy City Attorney Laura Mueller
City Secretary Diana Boone
Planning Director Tory Carpenter
Utilities Director Gray Lahrman
Building Official Shane Pevehouse
City Engineer Chad Gilpin
DSRP Manager Lily Sellers
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
TIRZ Project Manager Keenan Smith
HDR Project Engineer Leslie Pollack

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.

No one spoke during Presentation of Citizens.

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.

1. Approval of the March 17, 2026 City Council Regular Meeting Minutes.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the March 17, 2026 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. Public hearing, discussion, and possible action on a variance request to allow one additional tenant panel for Wolfe Physical Therapy, located at 400 US 290 Ste A 102. Applicant: Thomas Wolfe, Wolfe Physical Therapy

a. Applicant Presentation

Applicant Dr. Tom Wolfe presented and requested a variance for an additional sign.

b. Sign Administrator's Report

Building Official Shane Pevehouse presented the staff report and recommended approval of the variance request.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance Request

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the variance request for the additional tenant panel with the condition

that the panel be removed should Dr. Wolfe or business leave either of the premises.
The motion to approve carried unanimously 4 to 0.

3. **Public hearing, discussion, and possible action regarding an Ordinance of the City of Dripping Springs amending the Code of Ordinances, Chapter 16: Public Ways and Places: Article 16.02. Parks and Recreation, Division 3. Youth Programs' Standards of Care.** *Sponsor: Mayor Pro Tem Taline Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the ordinance amending the Code of Ordinances for the Parks Youth Programs' Standards of Care. The motion to approve carried unanimously 4 to 0.

4. **Discussion and possible action regarding a Professional Services Agreement between City of Dripping Springs and Daikin Applied for improvements to the HVAC system at Dripping Springs Ranch Park, not exceed \$51,800.** *Sponsor: Council Member Sherrie Parks*

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the Professional Services Agreement between the City and Daikin for improvements, not to exceed \$51,800. The motion to approve carried unanimously 4 to 0.

Items 5 and 6 are related agreements and were presented simultaneously by Planning Director Tory Carpenter.

Following the presentation and a brief discussion, a motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to take items 5 and 6 into Closed Session pursuant to Section 551.071, Consultation with Attorney. The motion to approve carried unanimously 4 to 0.

Closed Session began at 6:55 p.m. and ended at 7:49 p.m., no action was taken during Closed Session.

A motion was made by Council Member Tahuahua and seconded by Council Member King, to move item 6 *before item 5*, to be considered next on the agenda for discussion and possible action. The motion carried unanimously 4 to 0.

6. **Discussion and possible action to approve the Interlocal Agreement between the City of Dripping Springs and the Dripping Springs Independent School District ("District") regarding Development Regulations ("Development ILA") and to authorize the Mayor or City Administrator to execute the Development ILA only upon both: (1) the Agreement's approval by the District in substantially the form presented to City Council, and (2) the City and District each approving and executing a Road and Easement Interlocal Agreement between the and the District regarding Rathgeber Natural Resource Park.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the Interlocal Agreement between the City of Dripping Springs and Dripping Springs ISD regarding development regulations and authorize the mayor or city administrator to execute the agreement upon both, the district's approval in substantially the form presented

to City Council, and both approving the road easement between the City and school district regarding Rathgeber Natural Resource Park.

Tie vote:

Mayor Pro Tem Manassian – nay
Council Member King – aye
Council Member Tahuahua – aye
Council Member Crow – nay
Mayor Foulds – aye, tie-breaking vote

The motion to approve carried 3 to 2.

5. Discussion and possible action to approve the Road and Easement Interlocal Agreement between the City of Dripping Springs and the Dripping Springs Independent School District regarding Rathgeber Natural Resource Park. Sponsor: Mayor Bill Foulds, Jr.

Items 5 and 6 are related agreements and were presented simultaneously by the Planning Director Tory Carpenter.

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the road and easement Interlocal Agreement between the City of Dripping Springs and Dripping Springs ISD regarding Rathgeber Natural Resource Park.

Tie vote:

Mayor Pro Tem Manassian – nay
Council Member King – aye
Council Member Tahuahua – aye
Council Member Crow – nay
Mayor Foulds – aye, tie-breaking vote

The motion to approve carried 3 to 2.

7. Discussion and possible action regarding the Old Fitzhugh Road Improvement Project Request for Bids. Leslie Pollock, Project Engineer; Chad Gilpin, City Engineer; and Laura Mueller, Deputy City Attorney.

a. Request for Bids Package

This item was presented by Project Engineer Leslie Pollock.

b. Schedule

c. Project Funding

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve going out for bid on Old Fitzhugh Road Improvement Project. The motion to approve carried unanimously 4 to 0.

8. Discussion and possible action regarding the South Collector Sewer Line Construction Project Request for Bids. Sponsor: Mayor Bill Foulds, Jr.

a. Request for Bids Package

This item was presented by Utilities Director Gray Lahrman.

b. Schedule

c. Project Funding

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the bid package and authorize its issuance. The motion to approve carried unanimously 4 to 0.

REPORT

9. Update regarding the 2040 Dripping Springs Comprehensive Plan. Tory Carpenter, Planning Director

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

No action was taken. Mayor Foulds directed staff to publicize and give residents the opportunity to provide feedback, for a 30-45 day period before returning to City Council for possible action.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to go into Closed Session for items 10 and 12, under Sections 551.071. The motion carried unanimously 4 to 0.

Closed Session began at 8:19 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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

10. 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)

11. **Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances and property acquisition.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
12. **Consultation with Attorney regarding litigation, legal issues, rights, and obligations related to Discussion with attorney *The City of Dripping Springs, Texas v. Holly Fults In Her Official Capacity as the President and Member of The Board of The Hays Trinity Groundwater Conservation District, Cause No. 22-2304, 453rd Judicial District, Hays County*** (*Consultation with Attorney, 551.071*).

Council Member Crow recused himself and did not participate in discussion concerning Item 12; He left the meeting at 8:27 p.m.

Closed Session ended at 8:31 p.m.

No action was taken while in Closed Session.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to adjourn the meeting. The motion carried unanimously 3 to 0.

The meeting was adjourned at 8:31 p.m.

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on April 15, 2026 at 6:00 p.m.

APPROVED ON: *Month, XX, 202X*

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary