



DRIPPING SPRINGS  
Texas

**CITY COUNCIL REGULAR MEETING**  
**City of Dripping Springs**  
**Council Chambers, 511 Mercer St, Dripping Springs, TX**  
**Tuesday, December 20, 2022 at 6:00 PM**

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**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 3 Geoffrey Tahuahua  
Council Member Place 4 Travis Crow  
Council Member Place 5 Sherrie Parks

**Council Member absent was:**

Council Member Place 2 Wade King

**Staff, Consultants & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
City Attorney Laura Mueller  
City Treasurer Shawn Cox  
City Secretary Andrea Cunningham  
Emergency Management Coordinator Roman Baligad  
IT Director Jason Weinstock  
Special Counsel Ben Whitehead  
Bond Counsel Richard Donoghue (McCall, Parkhurst & Horton LLP)  
Financial Advisor Andre Ayala (Hilltop Securities Inc.)

**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 spoke during Presentation of Citizens.

## **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.*

- 1. Approval of the December 6, 2022, City Council regular meeting minutes.**
- 2. Approval of the November 2022 City Treasurer's Report.**
- 3. Approval of an Interlocal Agreement with the Capital Area Council of Governments for use of the Regional Notification System (Warn Central System). Sponsor: Council Member Tahuahua**
- 4. Approval of a Resolution Accepting Improvements and a Maintenance Bond for Driftwood Ranch Subdivision Phase 2 Water and Wastewater. Applicant: Jimmy Evans Company. Ltd.**

**Filed as Resolution No. 2022-R42**

- 5. Approval of a Resolution Accepting Improvements and a Maintenance Bond for Driftwood Subdivision Phase 1 Section 3 Water and Wastewater. Applicant: Jimmy Evans Company Ltd.**

**Filed as Resolution No. 2022-R42**

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items 1 – 5. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

Council Member Crow requested that the record reflect that he recused himself from Consent Agenda Item 1, as he was absent from that meeting.

## **BUSINESS AGENDA**

- 6. Discuss and consider approval of the Amended and Restated Heritage Public Improvement District Financing and Reimbursement Agreement between the City of Dripping Springs and M/I Homes of Austin, LLC.**

Developer Royce Rippy gave a presentation regarding the agreement which is on file.

Laura Mueller and Andre Ayala presented the staff report which is on file. Staff recommends approval of the agreement.

A motion was made by Council Member Crow to approve an Amended and Restated Heritage Public Improvement District Financing and Reimbursement Agreement between the City of Dripping Springs and M/I Homes of Austin, LLC. Council Member Tahuahua seconded the motion which carried unanimously 4 to 0.

## **REPORTS**

*Reports of Staff, Boards, Commissions, Committees, Boards and Agencies are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.*

Reports are on file and available for review upon request.

- 7. November Maintenance Report**  
*Craig Rice, Deputy Public Works Director*
- 8. Emergency Management Report**  
*Roman Baligad, Emergency Management Coordinator*
- 9. Planning Department Report**  
*Tory Carpenter, Planning Director*

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 10 – 11. Council Member Crow seconded the motion which carried unanimously 4 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.*

- 10. 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*
- 11. Consultation with Counsel related to litigation regarding the South Regional Water Reclamation Project, Wastewater Permits, Code Enforcement, and related items.**  
*Consultation with City Attorney, 551.071*

The City Council met in Executive Session from 6:29 p.m. – 6:39 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 6:39 p.m.

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

January 3, 2023, at 6:00 p.m. (CC & BOA)

January 17, 2023, at 6:00 p.m. (CC)

February 7, 2023, at 6:00 p.m. (CC & BOA)

February 21, 2023, at 6:00 p.m. (CC)

### Board, Commission & Committee Meetings

January 4, 2023, DSRP Board at 11:00 a.m.

January 5, 2023, Historic Preservation Commission at 4:00 p.m.

January 9, 2023, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

January 9, 2023, Founders Day Commission at 6:30 p.m.

January 10, 2023, Planning & Zoning Commission at 6:00 p.m.

January 11, 2023, Utility Commission at 4:00 p.m.

January 12, 2023, Parks & Recreation Commission at 6:00 p.m.

## ADJOURN

A motion was made by Mayor Pro Tem Manassian to adjourn the meeting. Council Member Parks seconded the motion which carried unanimously 4 to 0.

**APPROVED ON:** January 3, 2023

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Bill Foulds, Jr., Mayor

**ATTEST:**

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Andrea Cunningham, City Secretary