



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, July 07, 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 6:01 p.m.

City Council Members

Mayor Bill Foulds, Jr.

Mayor Pro Tem Taline Manassian (*arrived at 6:49*)

Council Member Place 2 Ana Grace Husted

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 Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Deputy City Attorney Laura Mueller

Finance Manager Glori Rivas

Accounting Clerk Penny Appleman

DSRP Ranch Hand Sheri Kapanka

Aquatics Manager Drew Hughes

Recreation Program Manager Alisha Osborne

Farmers Market Manager Charlie Reed

Community Events Coordinator Johnna Krantz

Park Maintenance Manager Patrick Baglietto

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

People & Communications Director Lisa Sullivan

Emergency Preparedness & Homeland Security Director Roman Baligad

TIRZ Project Manager Keenan Smith, AIA

HDR Engineer Leslie Pollack, PE, PTOE

PLEDGE OF ALLEGIANCE

Mayor Foulds led the Pledge of Allegiance.

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.

Daniel Syptak spoke against Business Agenda item 7 concerning the temporary pump and haul service option.

PROCLAMATIONS & PRESENTATIONS

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

- 1. A Proclamation of the City of Dripping Springs Proclaiming July 2026 as "Parks and Recreation Month". Sponsor: Mayor Pro Tem Taline Manassian**

Council Member Parks read and presented the proclamation. Several staff members were present to receive, including Parks & Community Services Director Andy Binz, Emily Nelson, Johnna Krantz, Patrick Baglietto, Sheri Kapanka, Charlie Reed, Drew Hughes, and Alisha Osborne.

- 2. Presentation and Approval of a Resolution of the City of Dripping Springs celebrating ten years of dedicated service by Sheri Kapanka for the City of Dripping Springs.**

Council Member Parks read and presented the signed resolution to Sheri Kapanka.

A motion was made by Council Member Crow and seconded by Council Member Husted, to approve the resolution. The motion carried unanimously 4 to 0.

A motion was made by Council Member Husted and seconded by Council Member Parks, to move the Budget Workshop to follow the Business Agenda. The motion carried unanimously 4 to 0.

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.

4. **Approval of the May 19, 2026 City Council regular meeting minutes.**
5. **Approval of the May 27, 2026 City Council Sign Ordinance Workshop Special meeting minutes.**

A motion was made by Council Member Crow and seconded by Council Member Parks, to approve Consent Agenda items 4 and 5. The motion carried unanimously 4 to 0.

BUSINESS AGENDA

6. **Discussion and possible action regarding a Second Amendment to the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 between the City of Dripping Springs, and DSP, LLC (Village Grove), North DSP, LLC (Gateway Village), and Dripping Springs Municipal Utility District No. 1. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the Second Amendment for the creation and operation of Dripping Springs Municipal Utility District No. 1 between the City of Dripping Springs and DSP, LLC and North DSP, LLC.

The motion carried unanimously 4 to 0.

7. **Discussion and possible action regarding a Wastewater Utility Service and Fee Agreement between the City of Dripping Springs and Tri Pointe Homes Texas, Inc. for wastewater service to approximately 14 acres of land within the Cypress Fork Ranch property, including allocation of 18 wastewater LUEs and temporary pump and haul service. Sponsor: Mayor Bill Foulds, Jr.**

Applicant Pat Helgeson with Tri Pointe Homes Texas, Inc. presented; and Bruce Endendyk, representing the Fellers read a letter in support on behalf of the Fellers.

A motion was made by Council Member Crow, to approve the pump and haul for Tri Pointe Homes. Council Member Tahuahua amended the motion to include that they be required to take access for pump and haul through Roger Hanks Road and not Creek Road. The motion was seconded by Council Member Parks.

The motion carried unanimously 4 to 0.

8. **Discussion and possible action to approve and authorize the City Administrator to finalize and execute a contract related to the reconstruction of Old Fitzhugh Road between Mercer Street and RM 12, including asphalt pavement, drainage, waterline, pedestrian amenities, illumination, pavement marking, signing, hardscaping, and landscaping, between the City of Dripping Springs and Lone Star Sitework, LLC, in the amount of \$5,028,674.00. Sponsor: Mayor Pro Tem Taline Manassian**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve and authorize the City Administrator to finalize and execute a contract related to the reconstruction of Old Fitzhugh Road and award it to Lone Star Sitework, LLC in the amount of \$5,028,674.00.

The motion carried unanimously 4 to 0.

9. **Discussion and possible action to approve an Agreement between the City of Dripping Springs and Ice Rink Events to provide the equipment, installation, and removal of a temporary, holiday season ice skating rink at Dripping Springs Ranch Park to operate from November 27, 2026 - January 5, 2027. Sponsor: Council Member Sherrie Parks**

Mayor Pro Tem Manassian arrived during the presentation of this item.

Mayor Foulds permitted a brief comment from audience member Lindsey Hoglan who spoke in support of this item and suggested increasing advertising efforts to promote attendance.

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the agreement between the City of Dripping Springs and Ice Rink Events.

The motion carried unanimously 5 to 0.

Staff was directed to return to council to discuss and consider ticket prices and the prospect of adding bumper cars.

10. **Discussion and possible action to award RFB #PARKS-2026-01 for the Dripping Springs Ranch Park Improvements to S&D Constructors, Inc. in the amount of \$189,278.00, and authorize the City Administrator to finalize and execute the agreement with the selected bidder. Sponsor: Council Member Sherrie Parks**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to award the Ranch Park improvements to S&D Constructors, Inc. in the amount of \$189,278.00 and authorize the City Administrator to finalize and execute the agreement with the selected bidder.

The motion carried unanimously 4 to 0. Council Member Tahuahua stepped out briefly and was not present during voting.

11. **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02, Division 5, Section 24.02.262 of the Code of Ordinances of the City of Dripping Springs, relating to a local amendment to Section 1303 of the International Plumbing Code for standalone irrigation-only rainwater harvesting systems. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to approve an ordinance amending Chapter 24 of the Code of Ordinances relating to local amendment to Section 1303 of the International Plumbing Code related to standalone irrigation-only rainwater harvesting.

The motion carried unanimously 5 to 0.

12. **Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 24, Article 24.02 of the Code of Ordinances of the City of Dripping Springs, relating to the 2026 National Electric Code. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to approve an ordinance amending Chapter 24 of the Code of Ordinances related to the 2026 National Electric Code with local amendments recommended by staff and with an effective date of September 1, 2026.

The motion carried unanimously 5 to 0.

13. Mayoral Appointment of Council Member to the Hays County Mental Health Coordinating Committee

This item was postponed.

14. Mayoral Appointment of Council Members to Council Areas of Oversight.

Mayor Foulds appointed the following Council Members:

- a. Parks – Mayor Pro Tem Manassian & Council Member Parks (DSRP)
- b. Public Health and Safety – Council Member Tahuahua
- c. Utilities – Mayor Foulds & Council Member Husted
- d. Finance – Mayor Pro Tem Manassian & Council Member Parks
- e. Transportation and Streets – Council Member Crow
- f. Community Events & Services - Mayor Pro Tem Manassian & Council Member Parks (includes Tourism)
- g. Tourism – Same as Community Events & Services

15. Discussion and possible action regarding the appointment of Daniel Graf to the Transportation Committee for a two (2) year term ending June 30, 2028.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the appointment of Daniel Graf to the Transportation Committee for a two (2) year term ending June 30, 2028.

The motion carried unanimously 5 to 0.

16. Discussion and possible action regarding the reappointment of Charles Busbey and the appointment of John McIntosh to the Board of Adjustment as Board Member Alternates for a term ending May 2028.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to reappoint Charles Busbey and appoint John McIntosh to the Board of Adjustment as board member alternates for a term ending May 2028.

The motion carried 4 to 1, with Council Member Tahuahua voting nay.

BUDGET WORKSHOP

Presentation and discussion only. No action shall be taken.

3. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027. Deputy City Administrator, Shawn Cox

The Budget Workshop presentation was moved to be discussed after the Business Agenda.

No action was taken. Presentation is on file.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 17 & 18, under Section 551.071.

The motion carried unanimously 5 to 0.

Closed Session began at 8:10 a.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.

- 17. Consultation with City Attorney and possible action regarding legal issues related to municipal governance, conflicts of interest, disclosure obligations, recusal, and compliance with applicable state and local law** (*Consultation with Attorney, 551.071*).
- 18. Consultation with City Attorney and possible action regarding legal requirements for approval of appraisal district property acquisition** (*Consultation with Attorney, 551.071*).

Closed Session ended at 9:21 a.m.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 9:22 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary