



City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 16, 2025, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of council members present, Mayor Foulds called the meeting to order at 5:37 p.m.

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

People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member King.

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.

BUDGET WORKSHOP

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026. Deputy City Administrator, Shawn Cox**

No action taken.

PROCLAMATIONS & PRESENTATIONS

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

- 2. A Proclamation of the City of Dripping Springs declaring the month of September 2025 as "Hunger Action Month." Sponsor: Mayor Bill Foulds, Jr.**

This proclamation was not read aloud.

- 3. A Proclamation of the City of Dripping Springs declaring October 10, 2025 as "World Homeless Day." Sponsor: Mayor Bill Foulds, Jr.**

This item was addressed after item 15 on the Business Agenda.

The proclamation was read and presented by Council Member Crow to Nancy Heintz with Hays County Homeless Coalition.

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 August 19, 2025 City Council special meeting minutes.**
- 5. Approval of the August 27, 2025 City Council special meeting minutes.**
- 6. Approval of the appointment of Rich Lucas and the reappointment of Mike Carroll, Kathy Boydston, and Sean Casey to the Dripping Springs Ranch Park Board of Directors for term ending September 30, 2027, and the reappointment of Todd Purcell as Board Chair for term ending September 30, 2027.**
- 7. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Village Grove Parkway Phase 1 Streets, Drainage, Sidewalk, and Wastewater Improvements and Releasing a Construction Bond. Applicant: CC Carlton Industries, Ltd.**

8. **Approval of an Assignment and Assumption of Second Amended and Restated Wastewater Service and Fee Agreement between CRTX Development LLC, Local at DS LP, and the City of Dripping Springs.** *Applicant: CRTX Development LLC*
9. **Approval of Update to Public Improvement District Administration Services Hourly Billing Structure for P3Works.** *Applicant: P3Works*
10. **Approval of a Ground Maintenance Extension Agreement between the City of Dripping Springs and Elk Ridge Construction, LLC.** *Sponsor: Mayor Pro Tem Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Consent Agenda items 4 -10.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

11. **Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas, amending the 2024-2025 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- a. Staff Report

This item was presented by Deputy City Administrator Shawn Cox.

- b. Public Hearing

No one spoke during the Public Hearing.

- c. Budget Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the ordinance amending the 2024-25 budget.

The motion to approve carried unanimously 5 to 0.

12. **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

- a. Staff Report

This item was presented by Deputy City Administrator Shawn Cox.

- b. Public Hearing

No one spoke during the Public Hearing.

- c. Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve an ordinance of the City of Dripping Springs, Texas, setting and approving the municipal budget for the 2025-2026 Fiscal Year, funding municipal purposes, authorizing expenditures, providing for findings of fact, enactment, filing of budget, repealer, severability, effective date, and proper notice an meeting of the City Council meeting on September 16, 2025.

The motion to approve carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian - Aye
Council Member King - Aye
Council Member Tahuahua - Aye
Council Member Crow - Aye
Council Member Parks -Aye

13. Public hearing and consideration of approval of an Ordinance setting the 2025 Ad Valorem Tax and Levy at Two Thousand and Two Hundred and Sixty-Seven Ten Thousands Cents (\$0.2267) per one hundred (\$100.00) of assessed valuation of all taxable property within the Corporate City Limits.

a. Staff Report

This item was presented by Deputy City Administrator Shawn Cox.

b. Public Hearing

No one spoke during the Public Hearing.

c. Tax Rate Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the property tax rate be increased by the adoption of a maintenance and operations tax rate of \$.1850 per one hundred dollars of assessed valuation and \$.0418 per one hundred dollars of assessed valuation for the I&S rate, which is effectively a 2.24 percent increase in the tax rate.

The motion to approve carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian - Aye
Council Member King - Aye
Council Member Tahuahua - Aye
Council Member Crow - Aye
Council Member Parks -Aye

- 14. Discuss and consider approval of a Resolution ratifying the Municipal Budget for Fiscal Year 2025-2026; funding municipal purposes; authorizing expenditures; filing of budget; repealer; severability; effective date; and proper notice.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to approve a resolution of the City of Dripping Springs, Texas, ratifying the municipal budget for Fiscal Year 2025-2026 reflecting that this budget is based on raising more revenue from property taxes than in the previous year.

The motion to approve carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian - Aye
Council Member King - Aye
Council Member Tahuahua - Aye
Council Member Crow - Aye
Council Member Parks -Aye

- 15. Discuss and consider approval of an Ordinance Repealing and Replacing Appendix A: Article A100 (General Provisions) of the Dripping Springs Code of Ordinances; Including Parks, DSRP, Planning, and Miscellaneous; Amending Fees and Updating Fee Schedule Formats. Sponsor: Mayor Bill Foulds, Jr.**

A motion to approve was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve an ordinance repealing and replacing Appendix A: Article A100 General Provisions of the Dripping Springs Code of Ordinances; including Parks, DSRP, Planning, miscellaneous; amending fees and updating fee schedule formats including a revision to the appendix to fee schedule to clarify how many life guards are needed for parties of different sizes.

The motion to approve carried unanimously 5 to 0.

A motion was made by Council Member Crow and seconded by Council Member King, to return to item 3, a proclamation of the City of Dripping Springs.

The motion carried unanimously 5 to 0.

The proclamation was read and presented by Council Member Crow to Nancy Heintz with Hays County Homeless Coalition.

- 16. Discuss and consider approval of Task Order #4 between the City of Dripping Springs and Carollo for final design and bidding services for the South Regional Water Reclamation Facility. Sponsor: Mayor Bill Foulds**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve Task Order #4 between the City and Carollo for final design and bidding services for the South Regional Water Reclamation Facility.

The motion to approve carried unanimously 5 to 0.

- 17. Update on the agreement with QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project.** *Sponsor: Mayor Pro Tem Taline Manassian*

No action was taken.

CLOSED SESSION

A motion was made by Council Member Tahuahua and seconded by Council Member King, to go into Closed Session in regards to items 18, 19, and 20, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 6:28 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.

- 18. Consultation with attorney regarding legal issues related to new legislation and other items regarding the city purchasing policy.** *(551.071, Consultation with Attorney)*
- 19. Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions 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 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)*

Closed Session ended at 6:55 p.m.

ADJOURN

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

The meeting adjourned at 6:56 p.m.

APPROVED ON: *Month, XX, 202X*

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary