



## City Council Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 20, 2024, at 6:00 PM

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# MINUTES

## CALL TO ORDER & ROLL CALL

With a quorum of the City Council present, Mayor Pro Tem Manassian called the meeting to order at 6:01 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

Council Member Place 5 Sherrie Parks

### Staff, Consultants & Appointed/Elected Officials present:

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

IT Director Jason Weinstock

People & Communications Director Lisa Sullivan

Parks & Community Services Director Andy Binz

Planning Director Tory Carpenter

DSRP Manager Emily Nelson

DSRP Assistant Manager Lily Sellers

Community Event Coordinator Johnna Krantz

Deputy Constable Zach Miller

Deputy City Secretary Cathy Gieselman

## PLEDGE OF ALLEGIANCE

Mayor Bill Foulds, Jr. led the Pledge of Allegiance to the Flag.

## **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. Presentation regarding the proposed Municipal Budget for Fiscal Year 2025.**

Shawn Cox, Emily Nelson, and Andy Binz presented and addressed questions from Council members. Presentation is on file. No action was taken.

## **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 City Council minutes for the meeting held on August 6, 2024.**

### **3. Approval of the July 2024 City Treasurer's Report.**

### **4. Approval of a Resolution Accepting Improvements and a Maintenance Bond for Cannon Ranch Subdivision Phase 2. Applicant: CC Carlton Industries, Ltd.**

**Filed as Resolution No. 2024-R15**

### **5. Approval of an Extension to the Billing Agreement between the City of Dripping Springs and Dripping Springs Water Supply Corporation Sponsor: Mayor Bill Foulds, Jr.**

6. **Approval of an interlocal agreement with Hays County for assessment and collection of PID assessments for the Heritage Public Improvement District.** *Sponsor: Mayor Bill Foulds, Jr.*
7. **Approval of an agreement with Waste Water Transport Services for intermittent hauling of waste material from the wastewater treatment plant through October 1, 2024.**

A motion was made by Council Member Tahuahua and seconded by Council Member Crow to approve Consent Items 2 – 7.

The motion which carried unanimously 5 to 0.

## **BUSINESS AGENDA**

8. **Discuss and consider approval of the Proposed Ad Valorem Tax Rate for 2024.**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow to approve the Proposed Ad Valorem Tax Rate of 17.94 for 2024.

The motion carried unanimously 5 to 0.

9. **Discuss and consider approval of a draft agreement between the City of Dripping Springs and the Dripping Springs Mountain Bike Club governing access to multi-use trails at Dripping Springs Ranch Park and authorize staff to finalize agreement with the Mountain Bike Club.** *Sponsor: Council Member Sherrie Parks.*

Per the request of the Mountain Bike Club, Council Members Crow and Parks will be meeting with club members. City Attorney Laura Mueller will schedule the meeting.

No action was taken.

10. **Consideration and possible action with respect to a “Resolution of the City Council of the City of Dripping Springs, Texas, Determining Costs of the Proposed Public Improvements in the Heritage Public Improvement District, Approving a Proposed Improvement Area #2 Assessment Roll, Calling a Public Hearing, and Making Related Findings and Determinations, in Accordance With Chapter 372 of the Texas Local Government Code”** *Sponsor: Mayor Bill Foulds, Jr.*

Royce Rippy with M/I Homes and Andre Ayala with Hilltop Securities provided a presentation regarding agenda items #10 and #11. Presentations are on file.

A motion was made by Council Member Tahuahua and seconded by Council Member Crow to approve a Resolution of the City Council of the City of Dripping Springs, Texas, Determining Costs of the Proposed Public Improvements in the Heritage Public Improvement District, Approving a Proposed Improvement Area #2 Assessment Roll, Calling a Public Hearing, and Making Related Findings and Determinations, in Accordance With Chapter 372

of the Texas Local Government Code”.

The motion carried unanimously 5 to 0.

**Filed as Resolution No. 2024-R16**

- 11. Discuss and consider approval of a Resolution of the City Council of the City of Dripping Springs, Texas, approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for "City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2024 (Heritage Public Improvement District Improvement Area #2 Project)".**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve of a Resolution of the City Council of the City of Dripping Springs, Texas, approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for "City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2024 (Heritage Public Improvement District Improvement Area #2 Project)".

The motion carried unanimously 5 to 0.

**Filed as Resolution No. 2024-R17**

- 12. Discuss and consider approval of an Agreement related to reimbursement for Segment 1 of the East Interceptor Project with Taylor Morrison of Texas, Inc., a Texas corporation (“TM”), and North DSP, LLC, a Texas limited liability company (“NDSP”).**  
*Sponsor: Mayor Bill Foulds, Jr.*

Laura Mueller presented items #12 and #13; a representative from the developer was available for questions. Presentation is on file.

A motion was made by Council Member Parks and seconded by Council Member Crow to approve of an Agreement related to reimbursement for Segment 1 of the East Interceptor Project with Taylor Morrison of Texas, Inc., a Texas corporation (“TM”), and North DSP, LLC, a Texas limited liability company (“NDSP”).

The motion carried unanimously 5 to 0.

- 13. Discuss and consider selection of the bidder for the East Interceptor Segment 1 and authorize staff to finalize an agreement for construction of the project.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member King and seconded by Council Member Parks to approve of the selection of the bidder, CC Carlton Industries, Ltd., for the East Interceptor Segment 1 and authorize staff to finalize an agreement for construction of the project.

The motion carried unanimously 5 to 0.

- 14. Discuss and consider action on the City's 2025 Legislative Program and resolutions to the Texas Municipal League Annual Conference Legislative Program.** *Sponsor: Mayor Bill Foulds, Jr.*

No action taken.

- 15. Discuss and consider approval of the appointment of Jeff Shindler as Interim Chair of the Founders Day Commission.** *Sponsor: Mayor Bill Foulds, Jr.*

City Administrator Michelle Fischer noted the report was on file and was available for any questions.

A motion was made by Council Member Crow and seconded by Council Member King to approve the appointment of Jeff Shindler as Interim Chair of the Founders Day Commission.

The motion which 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.*

- 16. Planning Department Report**  
*Tory Carpenter, Planning Director*

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to adjourn into Closed Session under Item numbers 9, 17, and 18 pursuant to Texas Government Code Sections 551.071, Consultations with Attorney and 551.072, Deliberation Regarding Real Property.

The motion carried unanimously 5 to 0.

## **CLOSED SESSION**

*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.*

9. **Discuss and consider approval of a draft agreement between the City of Dripping Springs and the Dripping Springs Mountain Bike Club governing access to multi-use trails at Dripping Springs Ranch Park and authorize staff to finalize agreement with the Mountain Bike Club. Sponsor: Council Member Sherrie Parks.**
  
17. **Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects. Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072**
  
18. **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**

The City Council met in Closed Session from 7:40 p.m. to 8:01 p.m.

No action was taken during Closed Session.

Mayor Pro Tem Manassian returned the meeting to Open Session at 8:01 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to pull Item #18 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow to approve reimbursement of the Pollution Liability Insurance for the Big Sky Wastewater Plant. The motion carried unanimously 5 to 0.

## **UPCOMING MEETINGS**

### **City Council & Board of Adjustment Meetings**

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

October 1, 2024, at 6:00 p.m.

### **Board, Commission & Committee Meetings**

Parks & Recreation Commission, August 21, 2024

Transportation Committee, August 26, 2024

Planning & Zoning Commission, August 27, 2024

## **ADJOURN**

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

This regular meeting adjourned at 8:03 p.m.

***APPROVED ON:   Month, XX, 202X***

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***Bill Foulds, Jr., Mayor***

***ATTEST:***

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***Diana Boone, City Secretary***