



## City Council Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Tuesday, October 21, 2025, at 6:00 PM*

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### **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

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**

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

People & Communications Director Lisa Sullivan

Parks & Community Services Director Andy Binz

Planning Director Tory Carpenter

Senior Planner Sara Varvarigos

Building Official Shane Pevehouse

Planning & Zoning Commission Chair Mim James

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Tahuahua.

#### **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.*

Anna Nunez with the U.S. Small Business Administration Office of Disaster Recovery & Resilience spoke before council to provide information concerning the Presidential Disaster Declaration 21174, and shared information about Economic Disaster Loans that apply to Hays County.

## **PROCLAMATIONS & PRESENTATIONS**

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

### **1. Presentation with Update on Solid Waste Services. Texas Disposal Systems**

This update will be presented at the November 4, 2025 City Council meeting.

## **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 September 16, 2025 City Council Special Meeting Minutes.**

### **3. Approval of a Temporary Construction Easement for brush and tree removal on City property directly west of 4500 Highway 290, Dripping Springs, Texas. Sponsor: Mayor Bill Foulds, Jr.**

### **4. Approval of an Ordinance amending and updating the City of Dripping Springs Address for Claims purposes. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve Consent Agenda items 2, 3, and 4.

The motion to approve carried unanimously 5 to 0.

## **BUSINESS AGENDA**

### **5. Public hearing, consideration and possible action with respect to an "Ordinance Levying Special Assessments For, And Apportioning the Costs of, Certain Improvements to Property in and for The Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B; Fixing a Charge and Lien Against All Properties Within Improvement Area #3A and Improvement Area #3B of the District, and the Owners**

**Thereof; Providing for the Manner and Method of Collection of such Assessments; Providing for Penalties and Interest on Delinquent Assessments; Making a Finding of Special Benefit to Property in the District and the Real and True Owners Thereof; Approving a Service and Assessment Plan; Providing a Severability Clause; and Providing an Effective Date". Applicant: Steve Metcalf**

a. Staff Report

Andre Ayala, Managing Director for Hilltop Securities presented and remained in the audience to answer questions in regards to items 5 and 6.

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 Tahuahua, to approve the ordinance levying Special Assessments for areas 3A and 3B as stated on item 5.

The motion to approve carried unanimously 5 to 0.

6. **Consideration and possible action with respect to an "An Ordinance Authorizing the Issuance of the 'City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2025 (Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B Project)'; Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, an Offering Memorandum, a Continuing Disclosure Agreement and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date". Applicant: Steve Metcalf**

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the ordinance authorizing the issuance of the Special Assessment Bonds related to areas 3A and 3B as stated on item 6.

The motion to approve carried unanimously 5 to 0.

7. **Public hearing, discussion, and consideration of approval of an Ordinance regarding ZA2025-001: an application for a zoning map amendment from Agriculture (AG) to General Retail with a Conditional Overlay (GR-CO) for the 4.98 acres located at 126025 Ranch Road 12. Applicant: Angie and Brad Mendenhall, MBARR Holdings LLC.**

a. Applicant Presentation

Applicant Angie Mendenhall presented and remained in the audience to answer questions.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval of the zoning amendment and Conditional Use Overlay as presented.

c. Planning & Zoning Commission Report

Planning and Zoning Commission Chair Mim James presented the report and stated that the commission recommended approval of the zoning map amendment.

d. Public Hearing

No one spoke during the Public Hearing.

e. Ordinance

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the ordinance to re-zone the property from Agriculture to General Retail as recommended by staff.

The motion to approve carried unanimously 5 to 0.

**8. Public hearing, discussion, and consideration of approval of an ordinance amending the Sign Ordinance. Sponsor: Mayor Bill Foulds, Jr.**

a. Staff Report

City Attorney Laura Mueller presented the staff report and recommended approval of sign ordinance amendments.

b. Public Hearing

No one spoke during the Public Hearing.

c. Ordinance

A motion was made by Council Member Parks and seconded by Council Member Crow, to approve the ordinance amending the sign ordinance.

The motion to approve carried 4 to 0 with 1 abstention by Mayor Pro Tem Manassian.

**9. Discuss and Act upon a Resolution by the City Council of the City of Dripping Springs Requesting Financial Participation from the Texas Water Development Board; Authorizing the Filing of an Application for Financial Participation; and Making Certain Findings in Connection Therewith. Sponsor: Mayor Bill Foulds, Jr.**

Christina Lane, Senior Managing Director for Samco Capital was present and remained in the audience to answer possible questions.

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the resolution and authorize staff to apply for financial participation and making certain findings in connection with the Texas Water Development Board application.

The motion to approve carried unanimously 5 to 0.

**10. Discuss and consider approval of a Resolution approving and updating the Purchasing Policy. Sponsor: Mayor Bill Foulds, Jr.**

A motion was made by Council Member Crow and seconded by Council Member Tahuahua, to approve the resolution approving and updating the Purchasing Policy.

The motion to approve 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.*

A motion was made by Mayor Pro Tem Mansassian and seconded by Council Member Crow, to go into Closed Session with items 11-13, under sections 551.071, 551.072, and 551.074.

The motion carried unanimously 5 to 0.

Closed Session began at 7:35 p.m.

- 11. 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*)
- 12. 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*)
- 13. Deliberation on the appointment, employment, evaluation, reassignment, and duties of the Deputy City Attorney and City Attorney.** (*Deliberation Regarding Personnel, 551.074*).

Closed Session ended at 8:22 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 8:23 p.m.

***APPROVED ON:    Month, XX, 202X***

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*Bill Foulds, Jr., Mayor*

***ATTEST:***

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*Diana Boone, City Secretary*