



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, January 06, 2026, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City 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

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

City Secretary Diana Boone

Building Official Shane Pevehouse

Planning Director Tory Carpenter

DSRP Manager Lily Sellers

People & Communications Director Lisa Sullivan

Parks & Community Services Director Andy Binz

Parks & Community Services Assistant Director Emily Nelson

Planning & Zoning Commission Chair Mim James

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Manassian.

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 the Presentation of Citizens.

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.

- 1. Approval of the December 2, 2025 City Council regular meeting minutes.**
- 2. Approval of the reappointment of Sirena Cumberland as Dripping Springs ISD representative, Mike Jones as the Hays County Emergency Services representative, and Stephanie Moody as the Chamber of Commerce representative, to the Emergency Management Committee for 2 year terms ending on January 1, 2028.**

The Consent Agenda items above were considered separately.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve item 1 on the Consent Agenda. The motion to approve carried 4 to 0, with 1 abstention by Council Member Tahuahua.

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve the reappointment of Sirena Cumberland, Mike Jones, and Stephanie Moody to the Emergency Management Committee for 2 year terms. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 3. Public hearing, discussion, and possible action to approve an Ordinance amending Chapter 8, Article 8.02 of the Code of Ordinances of the City of Dripping Springs, relating to Fire Codes. Sponsor: Mayor Bill Foulds, Jr.**

This item was presented by Building Official Shane Pevehouse and North Hays County Fire Rescue Fire Marshal Dillon Polk.

A motion was made by Mayor Pro Tem Taline Manassian and seconded by Council Member Tahuahua, to approve the ordinance amending Chapter 8, Article 8.02 of the Code of Ordinances relating to fire codes.

The motion to approve carried unanimously 5 to 0.

4. **Discussion and possible action to award RFB #PARKS-2025-04 for the Dripping Springs Ranch Park Event Center Roof Rehabilitation Project to the low bidder, Elite Contracting Group LLC, in an amount not to exceed \$456,593.40, and to authorize the City Administrator to finalize and execute the agreement.** *Sponsor: Council Member Sherrie Parks.*

DSRP Manager Lily Sellers presented this item.

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to award RFB#PARKS-2025-04 to the lowest bidder, Elite Contracting Group LLC, in an amount not to exceed \$456,593.40, and to authorize the City Administrator to finalize and execute the agreement.

The motion to approve carried unanimously 5 to 0.

5. **Public Training Session on the *Ten Texas Traits of Good Government* and its relevance to the City of Dripping Springs, including a presentation by Alan Bojorquez, Attorney at Law.** *Sponsor: Mayor Bill Foulds, Jr.*

Presented by Special Counsel Alan Bojorquez from Bojorquez Law Firm.

Informational presentation. No action was taken.

Mayor Pro Tem Manassian asked the City Administrator to obtain feedback from city staff on the Ten Traits.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member King, to go into Closed Session for items 6 – 9, under sections 551.071 and 551.072.

The motion carried unanimously 5 to 0.

Closed Session began at 7:01 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.

6. **Consultation with City Attorney regarding legal strategies and risks for engaging with and motivating the State of Texas, including the Texas Department of Transportation, to address infrastructure and regulatory constraints limiting growth in the City of Dripping Springs, including transportation, utilities, drainage, and related**

intergovernmental disputes, litigation risks, and the potential need for growth-management measures, including a development moratorium. (*Consultation with Attorney, 551.071*).

7. **Consultation with attorney and deliberation regarding financing and real property for parcels involved in current and potential TIRZ Priority Projects including Old Fitzhugh Road, Town Center/Civic Complex, Stephenson Building, and other strategic real property acquisitions related to current and potential TIRZ Priority Projects.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).
8. **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*)
9. **Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances.** (*Consultation with Attorney, 551.071*).

Closed Session ended at 9:01 p.m.

No action was taken during Closed Session.

ADJOURN

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

The meeting was adjourned at 9:02 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary