



City Council & Board of Adjustment Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 06, 2024, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City Council members present, Mayor Foulds brought the meeting to order at 6:00 p.m.

City Council Members (All 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

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Emily Nelson DSRP Manager

City Secretary Diana Boone

IT Director Jason Weinstock

People & Communications Director Lisa Sullivan

Garrett Osborne Grant Administrator

Charlie Reed Farmers Market Manager

Planning Director Tory Carpenter

Johnna Krantz Community Events Coordinator

Accountant-Financial Analyst Caylie Houchin

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Wade 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 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.

Chuck Lemmond, Janice Englehart, and Katheryn Ducker spoke concerning a letter that was sent to residents of Gateway Estates mobile park, asking all residents to vacate in 60 days. Many residents of this community were present in the audience. A copy of the letter was provided to members of the City Council.

PROCLAMATIONS & PRESENTATIONS

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

- 1. Proclamation of the City of Dripping Springs proclaiming the week of August 4-10, 2024 as "Farmers Market Week" in the City of Dripping Springs, Texas. Sponsor: Council Member Sherrie Parks**

Charlie Reed, Farmers Market Manager and Johnna Krantz, Community Events Coordinator, were presented the Proclamation, read by Council Member Parks.

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.

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

Deputy City Administrator Shawn Cox presented the proposed budget for Debt Services and TIRZ Projects, and DSRP Manager presented the proposed budget for Dripping Springs Ranch Park. No action was taken. Presentations are on file.

Mayor Foulds requested a financial analysis for the DSRP Temporary Arena. He also requested a list of interested parties that have inquired about the arena but not booked due to limitations of current arena.

Mayor Foulds also directed staff to provide a 5 year plan and asked staff to expand on the explanations.

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.

3. Approval of the July 16, 2024 City Council meeting minutes.

Minutes were revised prior to the meeting. A copy of the revised minutes were provided to council before the start of the meeting.

- 4. Approval of the reappointment of Marianne Simmons, Nikki Dahlin, Janet Musgrove, and Sherrie Parks terms ending June 30, 2026, and the reappointment of Gouri Johannsen as Committee Chair for a term of one (1) year.**
- 5. Approval of the Dripping Springs Youth Sports Association (DSYSA) recommendation to appoint Tyson Joe and Bryant Scheppler as DSYSA representatives for the Parks & Recreation Commission for terms ending June 30, 2026.**
- 6. Approval of the reappointment of Tammie Williamson, Douglas Shumway, and Evelyn Strong to the Planning & Zoning Commission for terms ending June 30, 2026**
- 7. Approval of the reappointment of Charlie Busbey and Zach West to the Utility Commission for a term ending June 30, 2026, and the Reappointment of Charlie Busbey as the Committee Chair for a term of one (1) year.**
- 8. Approval of a Professional Services Agreement between the City of Dripping Springs and AJR Media related to marketing for the Dripping Springs Visitors Bureau subject to appropriations. Sponsor: Council Member Sherrie Parks**
- 9. Approval of the Adult Softball Field Use Agreement between the City of Dripping Springs and Logan Lilly. Sponsor: Mayor Pro Tem Taline Manassian**
- 10. Approval of the authorization of City Staff to submit an application to the State Energy Conservation Office's Energy Efficiency and Conservation Block Grant Lighting and Retrofits Program for improvements at Dripping Springs Ranch Park. Sponsor: Council Member Sherrie Parks**

A motion to approve consent items 3 – 10, with revisions made to the minutes, was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

- 11. Discuss and consider approval of the Administrative Service Agreement with MissionSquare Retirement. Sponsor: Mayor Pro Tem Taline Manassian**

A motion to approve the Administrative Service Agreement with MissionSquare Retirement was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian.

The motion to approve carried unanimously 5 to 0.

- 12. Discuss and consider approval of the authorization of City Staff to exceed \$50,000.00 worth of purchases from Atlas Utility Supply for the appropriation of water meters for resale to customers. Sponsor: Mayor Bill Foulds, Jr.**

A motion to approve the authorization for staff to exceed \$50,000 of purchases from Atlas for water meters was made by Mayor Pro Tem Manassian and seconded by Council Member Parks.

The motion to approve carried unanimously 5 to 0.

13. Public hearing and consideration of ZA2024-003: an application for a Zoning Map Amendment and Conditional Overlay from Local Retail (LR) to Commercial Services (CS) for approximately 0.972 acres out of the North 40 subdivision located at 28501 Ranch Road 12. Applicant: Jon Thompson

a. Applicant Presentation

Joel Bock with Sunland Group presented on behalf of the applicant.

b. Staff Report

Staff Report was presented by Planning Director, Tory Carpenter. Presentation is on file.

Staff recommends approval of the requested Zoning Amendment and conditional overlay with the following standards:

1. The location of the building and parking area shall generally be consistent with the site plan provided with this request.
2. The building setback along the eastern property line shall be 80 feet.
3. The applicant must provide a 8-foot masonry screening in the form of stone or brick as best determined by the Development Review Committee along the eastern property boundary consistent with section 5.10.1 of the Zoning Ordinance.
4. The only use permitted on the property shall be “Contractors Office (with outside storage).”
5. The driveway access along Summit Drive shall be gated for fire access only.
6. Truck arrival and departure shall only be allowed between the hours of 7:00am to 7:00pm.
7. Vehicle maintenance, including oil changes, tire replacement, etc., shall not be performed on the site.

c. Planning & Zoning Commission Report

The report was presented by Planning & Zoning Commission Chair, James Mims. Presentation is on file.

d. Public Hearing

No one spoke during the Public Hearing.

e. Zoning Ordinance

A motion was made by Council Member Crow and seconded by Council Member King, to approve the application for a Zoning Map Amendment and Conditional Overlay from Local Retail to Commercial Service with 8 ft. wall and driveway access on Summit Drive for emergency access only.

The motion to approve carried unanimously 5 to 0.

14. Discuss and consider budget approval of Village Grove proposed improvements on RR 12 pursuant to the Offsite Road Agreement. Applicant: Matthew Scrivener

The motion to approve the budget CAP for the proposed improvements on RR 12 was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua.

The motion to approve carried unanimously 5 to 0.

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

This item was postponed, to be discussed on August 20, 2024.

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 Manassian to enter into Closed Session with items 16-17. The motion was seconded by Council Member Tahuahua.

The City Council met in Closed Session from 7:52 p.m. to 8:10 p.m.

No action was taken during Closed Session.

16. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects. Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072

17. 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, and related items. Consultation with Attorney, 551.071

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

August 20, 2024, at 6:00 p.m.

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

Board, Commission & Committee Meetings

August 12, 2024, TIRZ No.1 & No. 2 at 4:00 p.m.

August 14, 2024, DSRP Board at 11:00 a.m.

August 15, 2024, Farmers Market Committee at 10:00 p.m.

August 15, 2024, Emergency Management Commission at 12:00 p.m.

August 15, 2024, Utility Commission at 4:00 p.m.

ADJOURN

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

The City Council meeting adjourned at 8:10 p.m.

APPROVED ON: August, XX, 2024

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary