City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 01, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Member present, Mayor Foulds called the meeting to order at 5:33 p.m.

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow (*arrived at 6:16 p.m.*)
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
IT Director Jason Weinstock
Utilities Director Gray Lahrman
Planning Director Tory Carpenter
DSVB Manager Pam King
Finance Manager Glori Rivas
Finance Analyst Peyton Guillory
Community Events Coordinator Johnna Krantz
City Engineer Chad Gilpin
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
TIRZ Project Manager Keenan Smith
Planning & Zoning Commission Chair Mim James
TIRZ Board Member Susan Kimball

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.

Eric Gomez Attorney with Braun & Gresham spoke on behalf of homeowners in the Oak Springs neighborhood, presenting concerns regarding the compliance of a manufactured or modular home with SF-1 zoning ordinance.

Nancy Heintz with Hays County Homeless Coalition spoke regarding the observance of Homelessness Awareness Month from September 1st to October 10th.

Betty Zavala, the property owner of the manufactured/modular home spoke in response to the comments made by Eric Gomez.

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 months of September - November 2026 and March - May 2026, as "Lights Out Migratory Months" in the City of Dripping Springs, Texas.** *Sponsor: Council Member Taline Manassian*

   The proclamation was read by City Administrator Michelle Fischer and presented to Community Events Coordinator Johnna Krantz.

   Item 2 was skipped.

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 7, 2026 City Council regular meeting minutes.**

4. **Approval of the July 14, 2026 City Council special meeting minutes.**

5. **Approval of the July 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

6. **Approval of authorizing the Mayor to cast the City's votes in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1, 2, 3, and 4.**

7. **Approval of an ordinance approving the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, including updated assessment rolls; authorizing required filing and posting; making findings; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.**

Council Member Husted asked to remove item 7 from the Consent Agenda to be considered separate.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 3 through 6. The motion carried unanimously 4 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda item 7. The motion carried 3 to 0, with 1 recusal by Council Member Husted.

BUSINESS AGENDA

8. **Discussion and possible action to award RFB 2026-05 Wayfinding and Signage Improvements Project, for the construction and installation of twenty (20) Wayfinding Signs and three (3) Gateway Monument Signs, to Fazzone Builders, Inc. dba Southwest Monument and Sign in the amount of $260,200, and to authorize the City Administrator to finalize and execute an agreement with the selected bidder.** *Sponsor: Mayor Pro Tem Taline Manassian*

Council Member Crow arrived during the presentation of this item.

The following people spoke in favor of the Wayfinding and Signage Improvements Project during the Public Hearing: Tom Crawford owner of Vintage Soul, Rebecca Atkins owner of Summer Revival, and Melissa Starr owner of Starrs on Mercer.

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the Wayfinding Signage Improvement Project with condition of 2027 budget approval. The motion carried 3 to 2, with Council Members Husted and Tahuahua voting nay.

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027.** *Deputy City Administrator, Shawn Cox*

Deputy City Administrator Shawn Cox presented and addressed council concerning a calculation error made on the 2026 tax rate worksheet and informed council about the appointment of a designated tax rate officer to certify the forms.

BUSINESS AGENDA

9. **Discussion and possible action on selecting a provider for Strategic Planning Services and approving the corresponding Professional Services Agreement with either Berkley Group, LLC, in an amount not to exceed $15,000.00, or Civic Collaboration LLC, in an amount not to exceed $18,150.00, and authorizing the City Administrator to finalize and execute the selected Agreement.** *Sponsor: Mayor Bill Foulds, Jr.*

   Council heard presentations by Paul Hofmann, Executive Manager with Berkley Group LLC; and Diane Miller, owner of Civic Collaboration. After the presentations, the item was discussed but no action was taken at this time.

10. **Update, discussion, and possible action regarding The Stephenson and Downtown Parking Lot construction and operations budgets.** *Sponsor: Mayor Pro Tem Taline Manassian*

    Presentation only. No action was taken.

11. **Public hearing regarding the proposed 2026 ad valorem tax rate and levy of $0.2729 per $100 of taxable value of all taxable property within the City of Dripping Springs, consisting of a $0.0461 debt-service tax rate and a $0.2268 maintenance-and-operations tax rate.**

    Heather Oktay spoke concerning calculation errors on the tax rate worksheet.

    Ehran Oktay spoke concerning the INS rate.

    No action was taken.

12. **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2026-2027 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

    a. Staff Report

    The Staff Report was presented by Deputy City Administrator Shawn Cox.

    b. Public Hearing

    No one spoke during the Public Hearing.

    c. Budget Ordinance

    No action was taken.

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.

13. **Comprehensive Plan Presentation.** *Planning Director Tory Carpenter*

No action was taken. Report is on file.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to go into Closed Session for items 14 through 17, under Sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 8:39 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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

14. **Consultation with attorney related to legal issues pertaining to a Professional Services Agreement for Strategic Planning Services.** *(Consultation with Attorney, 551.071).*

15. **Discussion with attorney regarding legal issues and requirements pertaining to competitive procurement of goods and services.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

16. **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)*

17. **Consultation with Attorney regarding legal issues related to potential amendments to the City's land development regulations applicable to industrialized housing**. *(Consultation with Attorney, 551.071)*

Closed Session ended at 9:31 p.m.

ADJOURN

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

The meeting was adjourned at 9:32 p.m.

APPROVED ON: ***Month, XX, 202X***

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary