City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 18, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

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

City Council Members Present
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Council Members Absent
Council Member Place 3 Geoffrey Tahuahua

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Utilities Director Gray Lahrman
Planning Director Tory Carpenter
IT Director Jason Weinstock
Human Resources Director Chase Winburn
Glori Rivas Finance Manager
Penny Appleman Accounting Clerk
Parks & Community Services Director Andy Binz
People & Communications Director Lisa Sullivan
Planning & Zoning Commission Chair Mim James
Planning & Zoning Commission Vice Chair Tammie Williamson

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 Presentation of Citizens.

PROCLAMATIONS & PRESENTATIONS

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

1. **Presentation of the Be A Star Awards.** *DarkSky Texas*

   Be a Star Award Recipients:

   Wildwood Elementary: Dr. Holly Morris-Kuenz & Scott Berry
   Frost Bank: Dena Allen
   Heritage Amenity Center: Royce Rippy & Kyle Kriegel with MI Homes
   The Learning Experience: Alexandra Gordon & Brad Neff
   Founders Animal Hospital: Mason Kolls
   Prep of Headwaters: Mark Schuh & Erin Triant
   Jovie Belterra Apartments: Taylor Wilson & Ed Couch
   Lookout Apartments: Sam Hughes
   The Local Apartments: Kyle Michel, Thom Etheredge, & Taylor Wilson
   Belterra Townhomes Triplex, Bldg. 2, Unit 5: Dustin & Rachel Karshens
   Arrowhead C-store: Mubin & Nizarali Maredia
   Oakwood Market: Blake Rue
   Drees Model Home: Brad Vickers
   Taco Bell: Dwayne Kostiha
   Valero Gas Station: Asif Dhukka
   CAK Offices: Ed Mena
   Development Services: City of Dripping Springs
   Downtown Restrooms: City of Dripping Springs

BUDGET WORKSHOP

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

   No action was taken. Presentation is on file.

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 June 30, 2026 City Council special meeting minutes.**

4. **Approval of the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update.**

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

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Consent Agenda items 3 through 5.

The motion carried unanimously 4 to 0.

BUSINESS AGENDA

6. **Public hearing, discussion, and possible action on an Ordinance regarding ZA2026-001: an application for a Zoning Map Amendment from Single-Family Attached Residential District Garden Home within the Hays Historic District Overlay (SF-5-HO) to Local Retail with the Hays Historic District Overlay and a Conditional Overlay (LR-HO-CO) for 200 Bluff St.** *Applicant: Russell Collins on behalf of Mr. and Mrs. Killebrew.*

Mayor Pro Tem Manassian recused herself and stepped off the dais.

a. Applicant Presentation

Applicant Jennifer Killebrew and Russell Collins with ResolveDesigns presented.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval with addition of a conditional overlay.

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the report and recommended approval.

d. Public Hearing

No one spoke during the public hearing.

e. Ordinance

A motion was made by Council Member Husted and seconded by Council Member Crow, to refer item 6 back to the Planning & Zoning Commission.

The motion carried 3 to 0, with 1 recusal by Mayor Pro Tem Manassian.

Items 7, 8, and 9 were presented together and council voted in one motion.

7. **Discussion and possible action to approve an Engineering Services Agreement between the City of Dripping Springs and Burgess & Niple, Inc. to obtain professional engineering services for the designing, constructing, planning, acquiring, extending, upgrading, renovating, rehabilitating, replacing, and improving of the City's wastewater system, including projects that may be funded through the Texas Water Development Board (TWDB) and other state or federal funding programs.** *Sponsor: Mayor Bill Foulds, Jr.*

   A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve items 7, 8, and 9. The motion carried unanimously 4 to 0.

8. **Discussion and possible action to approve a Bond Counsel Professional Services Agreement between the City of Dripping Springs and McCall, Parkhurst & Horton L.L.P to obtain professional bond counsel services for possible loan, principal forgiveness, grant, and other financial assistance funding through the Texas Water Development Board (TWDB) and for legal opinions regarding evidences of indebtedness issued by the City for capital financing or refinancing with the TWDB.** *Sponsor: Mayor Bill Foulds, Jr.*

9. **Discussion and possible action to approve a Financial Advisory Contract between the City of Dripping Springs and SAMCO Capital Markets Inc. to provide financial advisory services.** *Sponsor: Mayor Bill Foulds, Jr.*

10. **Discussion and possible action to approve Change Order No. 1 for the South Collector Project to include Optional Bid Items No. 1 and No. 2 for Clearing & Grubbing and Silt Fencing. Upon approval, Change Order No. 1 will become effective upon execution of the awarded construction contract between the City of Dripping Springs and Santa Clara Construction, Ltd. for the South Collector Project.** *Sponsor: Mayor Bill Foulds, Jr.*

    A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Change Order No. 1 contingent upon execution of the contract with Santa Clara Construction. The motion carried unanimously 4 to 0.

11. **Discussion and possible action regarding the appointment of Bruce Moulton as the representative of the Hays Trinity Groundwater Conservation District to the Utility Commission and the re-appointment of Charlie Busbey for terms ending June 30, 2028.**

    A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the appointment of Bruce Moulton and the reappointment of Charlie Busbey to the Utility Commission. The motion carried unanimously 4 to 0.

12. **Discussion and possible action regarding approval of Employee Benefits Plans for medical, dental, and life policies the City of Dripping Springs and authorize the mayor to finalize the agreement.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Employee Benefits Plans as presented. The motion carried unanimously 4 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), 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.

Council did not meet in Closed Session.

ADJOURN

A motion was made by Mayor Pro Tem Manasssian and seconded by Council Member Husted, to adjourn the meeting. The motion carried unanimously 4 to 0.

The meeting was adjourned at 7:48 p.m.

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

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary