City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 15, 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 5:30 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
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
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Planning Director Tory Carpenter
IT Director Jason Weinstock
Utility Operations Manager Wacey Henager
DSRP Manager Lily Sellers
Finance Manager Glori Rivas
Maintenance Director Riley Sublett
Chase Winburn Human Resources Director
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
Emergency Preparedness & Homeland Security Director Roman Baligad

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Crow.

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.

PROCLAMATIONS & PRESENTATIONS

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

1. **A Proclamation of the City of Dripping Springs declaring September 17th through September 23rd, 2026 as "Constitution Week".**

   The proclamation was read by Council Member Parks and presented to Jessica Rodriguez with the Daughters of the American Revolution, Sarah Pound Chapter.

BUDGET WORKSHOP

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

   Presentation only. No action was taken.

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 21, 2026 City Council Special Meeting Minutes.**

4. **Approval of the July 28, 2026 City Council Special Meeting Minutes.**

5. **Approval of an amended Advance Funding Agreement with the Texas Department of Transportation for the Transportation Alternatives Set-Aside Program high-visibility crosswalk improvements project, including the City's administration of project procurement.**

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

   The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to consider items 7 and 8 before item 6.

The motion carried unanimously 5 to 0.

BUSINESS AGENDA

Please note that the Business Agenda item order was revised during the meeting based on motions duly made and approved by council.

7. Consideration and possible action to designate the City Treasurer as the City of Dripping Springs' designated officer or employee for preparation, revision, certification, submission, and posting of the City's 2026 tax-rate calculation forms and supporting documentation; and to supersede any inconsistent prior designation for the 2026 tax year.

A motion was made by Council Member Crow and seconded by Mayor Pro Tem Manassian, to designate Shawn Cox as the City of Dripping Springs' designated officer or employee for preparation, revision, certification, submission, and posting the City's 2026 tax rate calculation forms and supporting documentation, and to supersede any inconsistent for the 2026 tax year.

The motion carried 3 to 2, with Council Members Husted and Tahuahua voting nay.

Roll Call Vote:
Mayor Pro Tem Manassian- Aye|
Council Member Husted – Nay
Council Member Tahuahua – Nay
Council Member Crow – Aye
Council Member Parks - Aye

8. Presentation, discussion, opportunity for public input, and possible action to rescind the City Council's August 18, 2026 action setting the previously proposed 2026 ad valorem tax rate; to consider corrected 2026 tax-rate calculation forms and supporting TIRZ/TIF documentation; to set a revised proposed 2026 ad valorem tax rate; and to direct the provision of the required notice, filings, and postings for Council consideration of tax-rate adoption on September 22, 2026.

a. Staff Report

Presented by Deputy City Administrator Shawn Cox.

b. Opportunity for Public Input

No one from the public provided input.

c. Consideration of Corrected Tax-Rate Calculation Forms

No action required.

d. Rescission of Previously Proposed Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to rescind council's August 18, 2026 action, setting a Proposed 2026 Ad Valorem Tax Rate of $.2729 per $100 of taxable value based on corrected TIF allocation inputs and revised tax rate calculations.

The motion carried 4 to 0, with 1 abstention by Council Member Tahuahua.

e. Setting of Revised Proposed Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, that the City Council set the City's Proposed 2026 Ad Valorem Tax Rate at $.219217 per $100 of taxable value consisting of maintenance and operation rate of $.173100 per $100 of taxable value and a debt service rate of $.046117 per $100 of taxable value.

The motion carried 3 to 1, with Council Member Tahuahua voting nay and Council Member Husted abstaining.

Roll call Vote:
Mayor Pro Tem Manassian – Aye
Council Member Husted – Abstained
Council Member Tahuahua – Nay
Council Member Crow – Aye
Council Member Parks - Aye

f. Direction Regarding Required Notice, Filings, and Postings

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to direct the City Treasurer and staff to provide the notice, filings, submissions, and website postings required for the City Council's September 22, 2026 consideration of adoption of the Proposed 2026 Ad Valorem Tax Rate.

The motion carried 4 to 1, with Council Member Tahuahua voting nay.

A motion was made by Council Member Husted and seconded by Council Member Tahuahua, to move item 9 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

9. Public hearing, discussion, and possible action to approve a variance request from Chapter 26.01.009 Prohibited Signs, (b) (17) Pole Signs, City of Dripping Springs Code of Ordinances, to allow two pole signs for Short Mama's Bistro located at 101 College Street. *Applicant: Patrick Fox, Owner.*

a. Presentation

City Administrator Michelle Fischer presented, and owner Patrick Fox was in the audience to answer questions.

b. Sign Administrator's Report

City Administrator Michelle Fischer presented and recommended approval of the variance to allow the two proposed pole signs with the condition that a monument sign will not be installed on the property.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance to allow pole signs

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve as the variance request from Chapter 26.01.009 Prohibited Signs, (b) (17) Pole Signs, City of Dripping Springs Code of Ordinances, to allow two pole signs for Short Mama's Bistro located at 101 College Street as well as waiving application fees that may come up for this specific variance request, with the conditions recommended by staff.

The motion carried unanimously 5 to 0.

6. Presentation, discussion, opportunity for public input, and possible action on the revised proposed Fiscal Year 2026–2027 municipal budget and a draft ordinance adopting the budget, including revisions resulting from corrected 2026 TIRZ/TIF tax-rate calculations; authorizing budgeted expenditures and transfers subject to applicable law and City policy; providing for filing and posting; and providing an effective date.

a. Staff Report

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

The mayor called for a 5 minute recess.

The recess began at 6:56 p.m. and ended at 6:59 p.m.

b. Opportunity for Public Input

No one from the public provided input.

c. Budget Ordinance

Council asked specific questions, but no action was taken.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to consider items 11 and 12 in advance of item 10.

The motion carried unanimously 5 to 0.

11. Discussion and possible action regarding approval of Task Authorization No. 1 with Burgess & Niple, Inc. for engineering services related to the TPDES Major Permit Amendment for the South Regional Wastewater System/Water Reclamation Facility, TCEQ Permit No. WQ0014488003, in an amount not to exceed $200,000.00. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Task Order No.1 with Burgess & Niple, Inc. for engineering services related to the TPDES permit ending in 003 in an amount not to exceed $200,000 and authorize city administrators to execute the task authorization.

The motion carried unanimously 5 to 0.

12. Discussion and possible action regarding approval of a Consulting Services Agreement with Burgess and Niple, Inc. for the Community Impact Fee Program and Capital Improvements Plan Update in an amount not to exceed $98,900.00. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve task authorization No.2 with Burgess & Niple for the Community Impact Fee Program and Capital Improvements Plan Update in an amount not to exceed $98,900 and authorize City Administrators to execute the task authorization.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to move item 14 up to be considered next on the agenda.

The motion carried unanimously 5 to 0.

14. Discussion and possible action to approve the use of Dripping Springs Ranch Park Fiscal Year 2025-26 funds to purchase a Skid Steer from Tellus Equipment for an amount not to exceed $58,601.48. *Sponsor: Council Member Sherrie Parks*

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the use of Dripping Springs Ranch Park Fiscal Year 2025-26 funds to purchase a skid steer from Tellus Equipment for an amount not to exceed $58,601.48

The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to move item 13 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

13. Third Amended and Restated Wastewater Service and Impact Fee Agreement between the City of Dripping Springs and Hays County Development District No. 1, CF CSLK Caliterra LLC, and CF CSLK Carter LLC. *Sponsor: Mayor Pro Tem Taline Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the third amended and restated agreement with the revisions that were presented at the dais.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Parks and seconded by Council Member Husted, to move item 15 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

15. **Discuss and consider approval of an ordinance amending Appendix A, Article A1.000 (General Provisions), of the Dripping Springs Code of Ordinances to adopt revised Fiscal Year 2026–2027 fee schedules for Utilities, non-Chapter 437 Environmental Health services, Parks and Community Services, and The Stephenson; cross-reference existing utility rates adopted in Section 29.02.006; include the required TCEQ on-site wastewater treatment permit-application fee; direct staff to establish a Chapter 437 stakeholder-notice process, solicit feedback on proposed food-program fee and procedure changes, and return with recommendations for separate City Council consideration; and provide findings of fact, repealer, severability, codification, publication, effective date, and proper notice and meeting.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to approve the ordinance amendment as presented.

The motion carried unanimously 5 to 0.

10. **Public hearing and consideration of approval of an ordinance repealing and replacing Chapter 26 (Signs) of the City of Dripping Springs Code of Ordinances; adopting revised sign regulations, procedures, and appendices; preserving and recodifying existing project-specific master sign plans under Article 26.11; and providing findings, repealer, severability, codification, and an effective date.** *Sponsor: Mayor Bill Foulds, Jr.*

Mayor Pro Tem Manassian recused herself and stepped away from the dais.

No one spoke during the Public Hearing.

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve an ordinance repealing and replacing Chapter 26 (Signs) of the City of Dripping Springs Code of Ordinances; adopting revised sign regulations, procedures, and appendices; preserving and recodifying existing project-specific master sign plans under Article 26.11; and providing findings, repealer, severability, codification, and an effective date.

The motion carried unanimously 4 to 0, with 1 recusal by Mayor Pro Tem Manassian.

16. **Discuss and consider approval of a resolution adopting the City of Dripping Springs Legislative Communications Policy, including the legislative priorities incorporated in Attachment "A"; superseding Resolution 2015-03 and Resolution No. 2025-R03; authorizing implementation; and providing an effective date.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve a resolution adopting the City of Dripping Springs Legislative Communications Policy, including the legislative priorities incorporated in Attachment "A"; superseding Resolution 2015-03 and Resolution No. 2025-R03; authorizing implementation; and providing an effective date.

The motion carried unanimously 5 to 0.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to go into Closed Session for item 17, under Section 551.074.

The motion carried unanimously 5 to 0.

Closed Session began at 9:20 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.

17. **Deliberation regarding the evaluation, reassignment, compensation, and duties of individual City employees.** *Deliberation of Personnel Matters, 551.074.*

Closed Session ended at 9:58 p.m.

ADJOURN

A motion was made by Council Member Parks and seconded by Council Member Husted, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting was adjourned at 9:59 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary