



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, October 07, 2025, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

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 Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

IT Director Jason Weinstock

Planning Director Tory Carpenter

People & Communications Director Lisa Sullivan

Parks & Community Services Director Andy Binz

PLEDGE OF ALLEGIANCE

CITY COUNCIL

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.

PROCLAMATIONS & PRESENTATIONS

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

- 1. Presentation and Approval of a Resolution celebrating ten years of dedicated service by Penny Appleman for the City of Dripping Springs. Sponsor: Mayor Bill Foulds, Jr.**

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.

- 2. Approval of the September 2, 2025 City Council special meeting & Board of Adjustment meeting minutes.**
- 3. Approval of the appointment of Stephanie Moody to the Emergency Management Committee as a representative of the Dripping Springs Chamber of Commerce for term ending January 1, 2026.**
- 4. Approval of a Resolution of the City of Dripping Springs Accepting Improvements and Approving and Accepting a Maintenance Bond for the East Interceptor Segment One - Wastewater Improvements. Applicant: CC Carlton Industries, Ltd.**
- 5. Approval of a Resolution of the City of Dripping Springs Consenting to the Issuance of Bonds by Headwaters Municipal Utility District of Hays County for Series 2025A. Applicant: Matt Matthews**
- 6. Approval of Updated Professional Services Agreement with Keenan Smith for TIRZ Project Management Services. Sponsor: Mayor Pro Tem Taline Manassian**
- 7. Approval of the August 2025 Treasurer's Report. Deputy City Administrator, Shawn Cox**

BUSINESS AGENDA

- 8. Discuss and consider approval of a Construction Contract between the City of Dripping Springs and QA Construction Services, Inc. for the Stephenson Building and Parking Lot Project. Sponsor: Mayor Bill Foulds, Jr.**
- 9. Presentation and discussion regarding Plan of Finance for the "City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2025 (Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B Project)". Applicant: Steve Metcalf**

10. **Consideration and possible action with respect to a “Resolution of the City Council of the City of Dripping Springs, Texas, Determining Costs of the Proposed Public Improvements in the Heritage Public Improvement District, Approving a Proposed Improvement Area #3A Assessment Roll and Proposed Improvement Area #3B Assessment Roll, Calling a Public Hearing, and Making Related Findings and Determinations, in Accordance With Chapter 372 of the Texas Local Government Code”** *Applicant: Steve Metcalf*
11. **Discuss and consider approval of a Temporary Street Closure Permit Request from the Dripping Springs Lions Club to close portions of Mercer Street, College Street, San Marcos Street, and Old Fitzhugh Road on December 6, 2025 for the 2025 Christmas on Mercer event.** *Sponsor: Council Member Sherrie Parks*
12. **Discuss and consider approval of a Resolution revising the City of Dripping Springs Personnel Manual as it relates to telecommuting and paid time off.** *Sponsor: Council Member Geoffrey Tahuahua*
13. **Public hearing and consideration of an Ordinance Approving a Master Sign Plan for Village Grove P.D.D.** *Applicant: Taylor Morrison*
14. **Discuss and consider an Ordinance Repealing and Replacing Appendix A: Article A1.000 (General Provisions) of the Dripping Springs Code of Ordinances amending fees for Building Fees and Updating Fee Schedule Formats; Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Publication; Effective Date; and Proper Notice and Meeting.** *Sponsor: Mayor Bill Foulds, Jr.*
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance
15. **Discuss and consider approval of an ordinance amending Chapter 2, Article 2.03, Division 4 of the City of Dripping Springs Code of Ordinances to update the Electronic Signature Policy, specifically to include provisions governing the limited acceptance of digital seals on bonds.** *Sponsor: Mayor Bill Foulds, Jr.*
16. **Public hearing, discussion, and consideration of approval of proposed amendments to an Ordinance of the City of Dripping Springs, Chapter 20, implementing the enforcement provisions of the City's Drought Contingency Plan.** *Sponsor: Mayor Bill Foulds, Jr.*
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance

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.

17. **Planning Department Report.** *Tory Carpenter, Planning Director*

18. **Update on Proposed Sign Ordinance Updates.** *Laura Mueller, City Attorney*

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.

19. **Consultation with City Attorney related to opioid lawsuits.** *(Consultation with Attorney, 551.071).*

20. **Consultation with attorney related to law enforcement services and authority.** *(Consultation with Attorney, 551.071).*

21. **Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** *(Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

22. **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)*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

October 21, 2025, at 6:00 p.m.

November 4, 2025, at 6:00 p.m.

November 18, 2025, at 6:00 p.m.

December 2, 2025, at 6:00 p.m.

December 16, 2025, at 6:00 p.m.

Board, Commission, & Committee Meetings

Parks & Recreation Commission, October 15, 2025, at 6:00 p.m.

Farmers Market Committee, October 16, 2025, at 10:00 a.m.

Emergency Management Committee, October 16, 2025, at 12:00 p.m.

Transportation Committee, October 27, 2025, at 3:30 p.m.

Founders Day Commission, October 27, 2025, at 6:30 p.m.

Planning & Zoning Commission, October 28, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on October 1, 2025 at 5:00 p.m.

Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Request for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.