



City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, October 21, 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

People & Communications Director Lisa Sullivan

Parks & Community Services Director Andy Binz

Planning Director Tory Carpenter

PLEDGE OF ALLEGIANCE

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 with Update on Solid Waste Services. Texas Disposal Systems**

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 16, 2025 City Council Special Meeting Minutes.**
- 3. Approval of a Temporary Construction Easement for brush and tree removal on City property directly west of 4500 Highway 290, Dripping Springs, Texas. Sponsor: Mayor Bill Foulds, Jr.**
- 4. Approval of an Ordinance amending and updating the City of Dripping Springs Address for Claims purposes. Sponsor: Mayor Bill Foulds, Jr.**

BUSINESS AGENDA

- 5. Public hearing, consideration and possible action with respect to an "Ordinance Levying Special Assessments For, And Apportioning the Costs of, Certain Improvements to Property in and for The Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B; Fixing a Charge and Lien Against All Properties Within Improvement Area #3A and Improvement Area #3B of the District, and the Owners Thereof; Providing for the Manner and Method of Collection of such Assessments; Providing for Penalties and Interest on Delinquent Assessments; Making a Finding of Special Benefit to Property in the District and the Real and True Owners Thereof; Approving a Service and Assessment Plan; Providing a Severability Clause; and Providing an Effective Date". Applicant: Steve Metcalf**
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance
- 6. Consideration and possible action with respect to an "An Ordinance Authorizing the Issuance of the 'City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2025 (Heritage Public Improvement District Improvement Area #3A and Improvement Area #3B Project)'; Approving and Authorizing an Indenture of Trust, a**

Bond Purchase Agreement, an Offering Memorandum, a Continuing Disclosure Agreement and Other Agreements and Documents in Connection Therewith; Making Findings with Respect to the Issuance of Such Bonds; and Providing an Effective Date". *Applicant: Steve Metcalf*

7. **Public hearing, discussion, and consideration of approval of an Ordinance regarding ZA2025-001: an application for a zoning map amendment from Agriculture (AG) to General Retail with a Conditional Overlay (GR-CO) for the 4.98 acres located at 126025 Ranch Road 12.** *Applicant: Angie and Brad Mendenhall, MBARR Holdings LLC.*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Ordinance
8. **Public hearing, discussion, and consideration of approval of an ordinance amending the Sign Ordinance.** *Sponsor: Mayor Bill Foulds, Jr.*
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance
9. **Discuss and Act upon a Resolution by the City Council of the City of Dripping Springs Requesting Financial Participation from the Texas Water Development Board; Authorizing the Filing of an Application for Financial Participation; and Making Certain Findings in Connection Therewith.** *Sponsor: Mayor Bill Foulds, Jr.*
10. **Discuss and consider approval of a Resolution approving and updating the Purchasing Policy.** *Sponsor: Mayor Bill Foulds, Jr.*

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.

11. **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)*

12. **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*)
13. **Deliberation on the appointment, employment, evaluation, reassignment, and duties of the Deputy City Attorney and City Attorney.** (*Deliberation Regarding Personnel, 551.074*).

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

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

Transportation Committee, October 27, 2025, at 3:30 p.m.
Founders Day Committee, October 27, 2025, at 6:30 p.m.
Planning & Zoning Commission, October 28, 2025, at 6:00 p.m.
Historic Preservation Commission, November 6, 2025, at 4:00 p.m.
TIRZ No.1 & No.2 Board, November 10, 2025, at 4:00 p.m.
Founders Day Committee, November 10, 2025, at 6:30 p.m.
DSRP Board, November 12, 2025, at 11:00 a.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 15, 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.