



# CITY COUNCIL & BOARD OF ADJUSTMENT REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, October 05, 2021 at 6:00 PM

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## AGENDA

### CALL TO ORDER AND 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 April Harris Allison  
Council Member Place 5 Sherrie Parks

#### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Treasurer Shawn Cox  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Communications & Marketing Director Lisa Sullivan  
IT Coordinator Misty Dean  
Planning & Zoning Commission Chair Mim James

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### WORKSHOP

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*Workshop items are for discussion only and no action will be taken.*

- 1. Presentation and discussion regarding a Resolution consenting to the Creation and Operation of Dripping Springs Municipal Utility District Number 1, otherwise known as Village Grove, located on 112.29 acres at Mokhtarian and surrounding tracts on the east end of Sports Park Road and Sports and Recreation Park and south of Highway 290. Applicant: Matthew Scrivener, P.E., Austin Land Innovations, LLC.**
- 2. Presentation and discussion regarding a Memorandum of Understanding between the City of Dripping Springs and New Growth related to wastewater, transportation, and density for a property north of Highway 290 on Roger Hanks Parkway. Applicant: Isaac Karpay, New Growth Enterprises, L.L.C.**

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## CITY COUNCIL

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### PLEDGE OF ALLEGIANCE

### PRESENTATION OF CITIZENS

*A member of the public who desires to address the City Council regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the City Council's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the City Council. It is the request of the City Council that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.*

### PROCLAMATIONS & PRESENTATIONS

- 3. Proclamation proclaiming October 11, 2021 as "Indigenous Peoples' Day" in the City of Dripping Springs, Texas. Sponsors: Council Member Parks & Council Member King**

### CONSENT AGENDA

*The following items are anticipated to require little or no individualized discussion due to their nature being clerical, ministerial, mundane or routine. In an effort to enhance the efficiency of City Council meetings, it is intended that these items will be acted upon by the City Council with a single motion because no public hearing or determination is necessary. However, a City Council Member or citizen may request separate deliberation for a specific item, in which event those items will be removed from the consent agenda prior to the City Council voting on the consent agenda as a collective, singular item. Prior to voting on the consent agenda, the City Council may add additional items that are listed elsewhere on the same agenda.*

- 4. Approval of the September 15, 2021, City Council special meeting minutes.**
- 5. Approval of the September 21, 2021, City Council regular meeting minutes.**
- 6. Approval of a Professional Services Agreement between the City of Dripping Springs and Donald L. Allman, CPA, P.C. for Audit Services.**
- 7. Approval of the City Council and Board of Adjustment 2022 meeting calendar.**
- 8. Approval of a Resolution Accepting Improvements and a Maintenance Bond and Releasing a Construction Bond for the Big Sky Subdivision Phase 2 Grading, Street, Storm Sewer, and Wastewater Improvements.**
- 9. Approval of the Job Description for Volunteer Wildlife Manager. Sponsor: Mayor Bill Foulds, Jr.**

## BUSINESS AGENDA

10. **Discuss and consider an ordinance amending Article 6.05 Farmers Market Association, Chapter 6 Business Regulations, changing to Committee, modifying meeting requirements, and related updates.** *Sponsor: Mayor Pro Tem Manassian.*
11. **Discuss and consider approval of a Resolution designating the Official Newspaper for the City of Dripping Springs for Fiscal Year 2021-2022.**
12. **Discuss and consider approval of an Annexation Petition and direction to staff to negotiate an Annexation Agreement with owners to annex approximately 29.341 acres in the extraterritorial jurisdiction, situated in the Benjamin F Hanna Survey No. 28, Abstract No. 222 located at 2901 W UH 290, Dripping Springs, Texas 78620 (Tax ID: R15103).** *Applicant: Brian Estes, P.E.*
  - a. Presentation
  - b. Staff Report
  - c. Annexation Petition

## REPORTS

*Reports of Staff, Boards, Commissions, Committees, Boards and Agencies. All reports are on file and available for review upon request. The City Council may provide staff direction; however, no action may be taken.*

13. **Maintenance Director's Monthly Report**  
*Craig Rice, Maintenance Director*

## EXECUTIVE SESSION AGENDA

*The City Council for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The City Council for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

14. **Deliberation of real property and consultation with city attorney related to a planning project with park and civic property near RR 12.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
15. **Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
16. **Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Wastewater Operations, agreements related to Wastewater, the South Regional Water Reclamation Expansion Project Easement Acquisition, Wastewater Discharge Permit, and operation of the Lazy W WCID in the Extraterritorial Jurisdiction of the City of Dripping Springs.** *Consultation with City Attorney, 551.071; Deliberation regarding Real Property, 551.072*

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

October 19, 2021, at 6:00 p.m. (CC)

November 2, 2021, at 6:00 p.m. (CC & BOA)

November 16, 2021, at 6:00 p.m. (CC)

### Board, Commission & Committee Meetings

October 6, 2021, Dripping Springs Ranch Park Board at 12:00 p.m.

October 7, 2021, Historic Preservation Commission at 4:00 p.m.

October 12, 2021, Planning & Zoning Commission at 6:30 p.m.

October 13, 2021, Utility Commission at 4:00 p.m.

October 18, 2021, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

October 21, 2021, Farmers Market Board at 10:00 a.m.

October 21, 2021, Emergency Management Commission at 12:00 p.m.

## ADJOURN

### TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the City Council may consider a vote to excuse the absence of any City Council Member for absence from this meeting.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **October 1, 2021, at 2:30 p.m.***

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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.*