



City Council Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, July 16, 2024, at 6:00 PM

MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City Council members present, Mayor Foulds brought the meeting to order at 6:05p.m.

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
Deputy City Secretary Cathy Gieselman
IT Director Jason Weinstock
People & Communications Director Lisa Sullivan
Parks & Community Services Director Andy Binz
Maintenance Director Riley Sublett
Utilities Director Dane Sorenson
Planning Director Tory Carpenter
Planning & Zoning Commission Chair Mim James
Planning & Zoning Vice Chair Tammie Williamson
DSRP Manager Emily Nelson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Sherrie Parks.

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.

Jonathan Fitzgerald spoke concerning deed restrictions at Rathgeber Natural Resource Park.

PROCLAMATIONS & PRESENTATIONS

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

- 1. Proclamation of the City of Dripping Springs Recognizing the Dripping Springs, Texas Craft Brewing Industry, Celebrating Dripping Springs' Membership in the Texas Craft Brewers Guild Brew City, Texas Program, and Declaring July 16, 2024, as "Dripping Springs Brew City Day." Sponsor: Mayor Bill Foulds, Jr.**

Mayor Pro Tem Taline Manassian read the Brew City Proclamation and presented it to the 7 owners or representatives from the local craft brewing community that were in attendance.

Workshop items are for discussion purposes only and no action shall be taken. City Council may provide staff direction.

- 2. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2025.**

This item was presented after item 10.

Deputy City Administrator Shawn Cox presented the proposed budget for Transportation Improvements, Dripping Springs Visitors Bureau, and Hotel Occupancy Tax.

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 July 2, 2024 City Council meeting minutes.**
- 4. Approval of an interlocal agreement with the Texas Municipal League Intergovernmental Risk Pool related to 2024-2025 Cyber Liability and Data Breach Response Coverage. Sponsor: Mayor Bill Foulds, Jr.**

5. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for Heritage Subdivision Phase 2 Streets, Wastewater, and Drainage.** *Applicant: Liberty Civil Construction, LLC.*

Filed as Resolution No. 2024-R13

6. **Approval of a Resolution approving an Assignment for the Heritage development from BobWhite Investments, LP to M/I Homes of Austin for the Development Agreement and related agreements.** *Applicant: BobWhite Investments*

Filed as Resolution No. 2024-R14

7. **Approval of the June 2024 Treasurer's Report.**

A motion to approve items 3-7 on the Consent Agenda was made by Council Member Parks and seconded by Council Member Tahuahua.

The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

8. **Discuss and consider approval of an extension for the Conditional Use Permit for CUP2024-0003 to allow the continued use of a tent at 27950 Ranch Road 12.** *Applicant: Erin Banks, Banks & Associates*

- a. Applicant Presentation

Applicant Erin Banks with Banks & Associates presented, requesting a 2 year extension of the Conditional Use Permit for the continued use of a tent.

- b. Staff Report

Planning Director Tory Carpenter presented the staff report. Staff recommends approval of a 6 month extension with the following conditions:

1. The property shall adhere to all City codes.
2. The Conditional Use Permit shall expire on December 14, 2024.
3. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.
4. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.
5. Delivery trucks shall limit traffic through the Grand Prairie subdivision.

- c. Planning & Zoning Commission Report

The Planning & Zoning Commission report was presented by PZC Chair Mim James. The commission recommends approval of 2 year extension with the following conditions:

1. The property shall adhere to all City codes.
2. The Conditional Use Permit shall expire on March 14, 2026.
3. The applicant shall submit a complete building permit application by March 1 2025. If

this condition is not met, the permit shall expire on March 1, 2025.

4. If the tent on the site reaches a point where damages are visible, the tent shall be required to be replaced or repaired.

5. Delivery and pickups shall only be allowed between the hours of 7 a.m. and 7 p.m.

6. Delivery trucks shall limit traffic through the Grand Prairie subdivision.

d. Public Hearing

No one spoke during public hearing

e. CUP Extension

A motion to approve the Conditional Use Permit extension with the conditions as recommended by the Planning & Zoning Commission was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua.

The motion to approve carried unanimously 5 to 0.

9. Update on Dripping Springs Mountain Bike Club Use Agreement and Settlement Agreement. *Emily Nelson, Dripping Springs Ranch Park Manager.*

DSRP Manager Emily Nelson presented the update. No action was taken.

This item was moved to Closed Session for consultation with City Attorney (551.072)

10. Presentation, discussion, and consideration of possible action regarding the Downtown Restrooms Project and City Council direction to staff regarding procurement and funding. *Sponsor: Mayor Bill Foulds, Jr.*

City Attorney Laura Mueller presented council with various cost saving options for the project. Presentation is on file.

A motion was made by Mayor Pro Tem Manassian, and seconded by Council Member Parks, to move forward with own design built using Kevin Herron, maintaining as close to original Stephenson vision with every effort made to stay within budget.

The motion carried unanimously 5 to 0.

Item 2 was presented after item 10.

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.

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.

A motion was made by Mayor Pro Tem Manassian to move item 9 to Closed Session along with item 11. The motion was seconded by Council Member Tahuahua.

The City Council met in Closed Session from 7:33 p.m. to 8:11 p.m.

No action was taken during Closed Session.

11. **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, Wastewater Fees, Wastewater Infrastructure Agreements, and related items.** *Consultation with Attorney, 551.071*

Open Session resumed at 8:11 p.m.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to pull item 11 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to direct staff to proceed with bidding for East intersector, ~~section one~~ segment 1, and to keep renegotiating an agreement related to reimbursement. The motion carried unanimously 5 to 0.

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

August 6, 2024, at 6:00 p.m.

August 20, 2024, at 6:00 p.m.

September 3, 2024, at 6:00 p.m.

Board, Commission & Committee Meetings

July 17, 2024, Parks and Recreation Commission at 6:00 p.m.

July 18, 2024, Farmers Market Committee at 10:00 a.m.

July 18, 2024, Emergency Management Commission at 12:00 p.m.

July 18, 2024, Utility Commission at 4:00 p.m.

July 22, 2024, Transportation Committee at 3:30 p.m.

ADJOURN

A motion to adjourn the meeting was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua. The motion to adjourn carried unanimously 5 to 0.

The City Council meeting adjourned at 8:13 p.m.

APPROVED ON: August 6, 2024

Bill Foulds, Jr.

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone

Diana Boone, City Secretary

