



**CITY COUNCIL REGULAR MEETING**  
**City of Dripping Springs**  
**Council Chambers, 511 Mercer St, Dripping Springs, TX**  
**Tuesday, April 19, 2022 at 6:00 PM**

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**MINUTES**

**CALL TO ORDER AND ROLL CALL**

With a quorum of the City Council present, Mayor Foulds, Jr. called the meeting to order at 6:00 p.m.

**City Council Members present were:**

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 present were:**

City Administrator Michelle Fischer  
Deputy City Administrator Ginger Faught  
City Attorney Laura Mueller  
City Treasurer Shawn Cox  
City Secretary Andrea Cunningham  
IT Coordinator Jason Weinstock  
Public Works Director Aaron Reed  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Community Events Coordinator Caylie Houchin  
Building Official/Utility Coordinator Sarah Cole

**PLEDGE OF ALLEGIANCE**

Council Member Harris-Allison led the Pledge of Allegiance to the Flag.

**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.*

No one spoke during Presentation of Citizens.

## **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.*

Via unanimous consent, the City Council considered Consent Agenda Item 1 separately.

- 1. Approval of the April 5, 2022, City Council regular meeting minutes.**
- 2. Approval of the reappointment of Jake Adams, Brian Daniel, and Dee Marsh as at-large members to the Founders Day Commission for terms ending June 30, 2023.**
- 3. Consider Approval of a Resolution Approving and Accepting a Construction Bond for Heritage Phase 1 Public Improvements.**

### **Filed as Resolution No. 2022-R21**

- 4. Approval of the March 2022 City Treasurer's Report.**
- 5. Approval of a Participation Agreement between the City of Dripping Springs and Hays County Emergency Services District No. 6 regarding the 2022 Founders Day Event.**
- 6. Approval of a Participation Agreement between the City of Dripping Springs and Hays County Emergency Services District No. 1 regarding the 2022 Founders Day Event.**

A motion was made by Council Member Tahuahua to approve Consent Agenda Items 2 – 6. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

A motion was made by Council Member Tahuahua to approve Consent Agenda Item 1. Council Member Harris-Allison seconded the motion which carried 4 to 0 to 1, with Mayor Pro Tem Manassian abstaining.

## **BUSINESS AGENDA**

- 7. Discuss and consider approval of an Annexation Petition and direction to staff to negotiate an Annexation Agreement with owners to annex approximately 38.68 acres in**

**the extraterritorial jurisdiction, situated in the Benjamin F Hanna located at 2901 W US 290. Applicant: Brian Estes, P.E.**

**a. Applicant Presentation** – No presentation was given.

**b. Staff Report** – Tory Carpenter presented the staff report which his on file. Staff recommends approval of the petition.

**c. Annexation Petition** – A motion was made by Council Member Tahuahua to approve an Annexation Petition and direction to staff to negotiate an Annexation Agreement with owners to annex approximately 38.68 acres in the extraterritorial jurisdiction, situated in the Benjamin F Hanna located at 2901 W US 290. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

**8. Discuss and consider possible action regarding the Allocation of Funds and Revised Plan for the Improvement of Rob Shelton Boulevard North.**

Aaron Reed presented the staff report which is on file.

A motion was made by Mayor Pro Tem Manassian to postpone the item one of the two May City Council meetings. Council Member Harris-Allison seconded the motion. Upon further discussion, Mayor Pro Tem Manassian and Council Member Harris-Allison withdrew their motion and second respectively.

No action was taken on this item.

**9. Discuss and consider approval of an Ordinance amending Chapter 20, Article 20.02 and 20.06, Sections 20.02.006 of the Dripping Springs Code of Ordinances; Amending the General Provisions related to Wastewater and Water Rates including Rates for Service Provided to out of city customers. Sponsor: Mayor Foulds, Jr.**

Ginger Faught presented the staff report which is on file. Staff recommends approval of the ordinance.

Bruce Fairchild with Financial Concepts and Applications, Inc. presented the wastewater and water rate analysis and study which is on file.

A motion was made by Mayor Pro Tem Manassian to approve an Ordinance amending Chapter 20, Article 20.02 and 20.06, Sections 20.02.006 of the Dripping Springs Code of Ordinances; Amending the General Provisions related to Wastewater and Water Rates including Rates for Service Provided to out of city customers. Council Member Parks seconded the motion which carried unanimously 5 to 0.

**Filed as Ordinance No. 2022-10**

**10. Discussion and possible action related to TIRZ area, priority projects, and purposes. Sponsor: Mayor Pro Tem Manassian**

Laura Mueller presented the staff report which is on file.

A motion was made by Mayor Pro Tem Manassian to add downtown bathrooms and to further investigate and research the following as presented:

1. Projects
  - a. Stephenson Building
  - b. Academy Building
  - c. Village Grove Civic Site
  - d. Downtown Road, Sidewalk and Drainage Master Plan
  - e. Wallace Street
  - f. Creek Road
2. Properties
  - a. Village Grove
  - b. Cannon Ranch – Ashton Woods
  - c. New Growth
  - d. PDD 11
  - e. Creek Road
  - f. Hardy/Florio

Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

## **REPORTS**

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

Reports are on file and available for review upon request.

### **11. Maintenance and Facilities Monthly Report**

*Craig Rice, Maintenance Director*

### **12. Dripping Springs Board, Commission and Committee meeting location report.**

*Andrea Cunningham, City Secretary*

A motion was made by Mayor Pro Tem Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney; 551.072 Deliberation of Real Property; and, 551.074, Deliberation of Personnel Matters and regarding Executive Session Agenda Items 13 – 20. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

## **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.*

- 13. Consultation with City Attorney and Deliberation of Real Property related to an Easement Purchase Agreement related to the South Regional Water Reclamation Project. Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072**

14. **Consultation with City Attorney regarding legal issues related to planning matters, wastewater capacity, comprehensive plan, and processes related to approvals.** *Consultation with City Attorney, 551.071*
15. **Consultation with City Attorney and Deliberation on Real Property related to easements for road improvements at Roger Hanks Parkway.** *Consultation with City Attorney, 551.071; Deliberation on Real Property, 551.072*
16. **Consultation with City Attorney and Deliberation of Real Property related to the Village Grove Project.** *Consultation with City Attorney, 551.071; Deliberation regarding Real Property, 551.072*
17. **Consultation with City Attorney regarding legal issues related to current and future TIRZ projects and parcels.** *Consultation with City Attorney, 551.071*
18. **Deliberation of Personnel Matters regarding the employment, job duties, compensation, and benefits of the Parks & Community Services Director.** *Deliberation of Personnel Matters, 551.074*
19. **Consultation with City Attorney and Deliberation of Real Property regarding property acquisition related to the South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*
20. **Consultation with City Attorney and Deliberation of Real Property related to the leasing of city property.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The City Council met in Executive Session from 7:34 p.m. – 8:00 p.m.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session.

## **OPEN SESSION**

Council Member King exited the Council Chambers.

A motion was made by Mayor Pro Tem Manassian to consider Executive Agenda Items 13, 18 and 19 in Open Session. Council Member Parks seconded the motion which carried unanimously 4 to 0.

13. **Consultation with City Attorney and Deliberation of Real Property related to an Easement Purchase Agreement related to the South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

A motion was made by Mayor Pro Tem Manassian to enter into an Easement Purchase Agreement with Cypress Fork Ranch LP as presented. Council Member Harris-Allison seconded the motion which carried unanimously 4 to 0.

Council Member King returned to the Council Chambers.

18. **Deliberation of Personnel Matters regarding the employment, job duties, compensation, and benefits of the Parks & Community Services Director.** *Deliberation of Personnel Matters, 551.074*

A motion was made by Council Member Parks to authorize the Mayor and City Administrator to extend and offer to the appropriate candidate for the Parks and Community Services Director position at the appropriate salary and as recommended by the committee. Council Member Harris-Allison seconded the motion which carried unanimously 5 to 0.

19. **Consultation with City Attorney and Deliberation of Real Property regarding property acquisition related to the South Regional Water Reclamation Project.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

A motion was made by Mayor Pro Tem Manassian to approve a resolution related to eminent domain on property as discussed in executive session. Council Member Parks seconded the motion which carried unanimously 5 to 0.

**Filed as Resolution No. 2022-R22**

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

April 26, 2022, at 5:00 p.m. (Moratorium Waivers)

May 3, 2022, at 6:00 p.m. (CC & BOA)

May 10, 2022, at 5:00 p.m. (Moratorium Waivers)

May 17, 2022, at 6:00 p.m. (CC)

### Board, Commission & Committee Meetings

April 21, 2022, Farmers Market Committee at 10:00 a.m.

April 21, 2022, Emergency Management Commission at 12:00 p.m.

April 26, 2022, Planning & Zoning Commission at 6:00 p.m.

April 27, 2022, Economic Development Committee at 4:00 p.m.

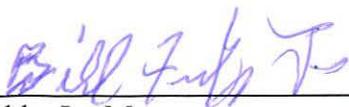
May 2, 2022, Parks & Recreation Commission at 6:00 p.m.

## ADJOURN

A motion was made by Council Member Harris-Allison to adjourn the meeting. Council Member King seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 8:03 p.m.

**APPROVED ON:** May 3, 2022



Bill Foulds, Jr., Mayor

**ATTEST:**

*Andrea Cunningham*  
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Andrea Cunningham, City Secretary

