



## City Council Budget Workshop & Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, June 04, 2024, at 6:00 PM

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### AMENDED 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  
People & Communications Director Lisa Sullivan  
Planning Director Tory Carpenter  
IT Director Jason Weinstock  
Deputy City Secretary Cathy Gieselman  
Parks & Community Services Director Andy Binz  
Utilities Director Dane Sorensen  
TIRZ Project Manager Keenan Smith

#### PLEDGE OF ALLEGIANCE

#### BUDGET WORKSHOP

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

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

#### 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.

## **PRESENTATIONS**

*Presentations are for discussion purposes only and no action shall be taken. The City Council may provide staff direction.*

- 2. Update on Old Fitzhugh Road Improvement Project Landscape Plans.**  
*Keenan Smith, TIRZ Project Manager*
  
- 3. Update on Downtown Restrooms Project.**  
*Keenan Smith, TIRZ Project Manager*

## **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.*

- 4. Approval of the May 21, 2024, City Council regular meeting minutes.**
  
- 5. Approval of Cadel Beasley’s Distinguished Conservation Service Award project to build a Composting Station at Dripping Springs Ranch Park.** *Sponsor: Council Member Wade King.*
  
- 6. Approval of a Resolution of the City of Dripping Springs appointing F.A. Bartlett Tree Expert Company as City Arborist.** *Sponsor: Council Member Travis Crow.*

## **BUSINESS AGENDA**

- 7. Presentation and consideration of approval of the City of Dripping Springs Fiscal Year 2022-2023 Audit.** *Presenter: Roger Tovar, Whitley Penn.*
  
- 8. Discuss and consider approval of a Supplemental Agreement Regarding Wastewater Service between the City of Dripping Springs and Development Solutions Carter, LLC for The Ranch at Caliterra.** *Sponsor: Mayor Bill Foulds.*
  
- 9. Discuss and consider the Appointment of the Mayor Pro Tem to serve a term of one (1) year.**

**10. Discussion and possible action regarding the Mayoral Appointment of Council Members to Council Areas of Oversight.** *Sponsor: Mayor Bill Foulds, Jr.*

- a. Parks
- b. Public Health and Safety
- c. Utilities
- d. Finance
- e. Transportation and Streets
- f. Community Events and Services

**11. Discuss and consider possible action regarding the Mayoral Appointment of Council Members to Council Committees and to the Hays County Mental Health Coordinating Committee.** *Sponsor: Mayor Bill Foulds, Jr.*

- a. Economic Development Committee
- b. Transportation Committee
- c. Farmers Market Committee
- d. Emergency Management Committee
- e. Hays County Mental Health Coordinating Committee

**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.*

**12. City Attorney Report**  
*Laura Mueller, City Attorney*

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

**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.*

**14. 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, and related items.** *Consultation with Attorney, 551.071*

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

June 18, 2024, at 6:00 p.m. (CC)  
July 2, 2024, at 6:00 p.m. (CC & BOA)  
July 16, 2024, at 6:00 p.m. (CC)  
August 6, 2024, at 6:00 p.m. (CC & BOA)

### Board, Commission & Committee Meetings

June 6, 2024, Historic Preservation Commission at 4:00 p.m.  
June 10, 2024, TIRZ No. 1 & No. 2 Board at 4:00 p.m.  
June 12, 2024, DSRP Board at 11:00 a.m.  
June 20, 2024, Parks & Recreation Commission at 6:00 p.m.  
June 20, 2024, Farmers Market Committee at 10:00 a.m.  
June 20, 2024, Emergency Management Committee at 12:00 p.m.  
June 20, 2024, Utility Commission at 4:00 p.m.  
June 24, 2024, Transportation Committee at 3:30 p.m.  
June 26, 2024, Economic Development Committee at 4:00 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](http://www.cityofdrippingsprings.com), on **May 31, 2024, at 4:45 p.m.***

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*Cathy Gieselman, Deputy 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.*

Stephenson Building

To: Downtown Parking

Academy Building

Soul Haven

Mercer Light Pole Typ

Pervious Pavers

Shade Trees Typ.

Window

Deliveries

Window

Vintage Soul

4

3

Old Post Office

Equip

Window

2

1

Porch

Porch

Covered Seating

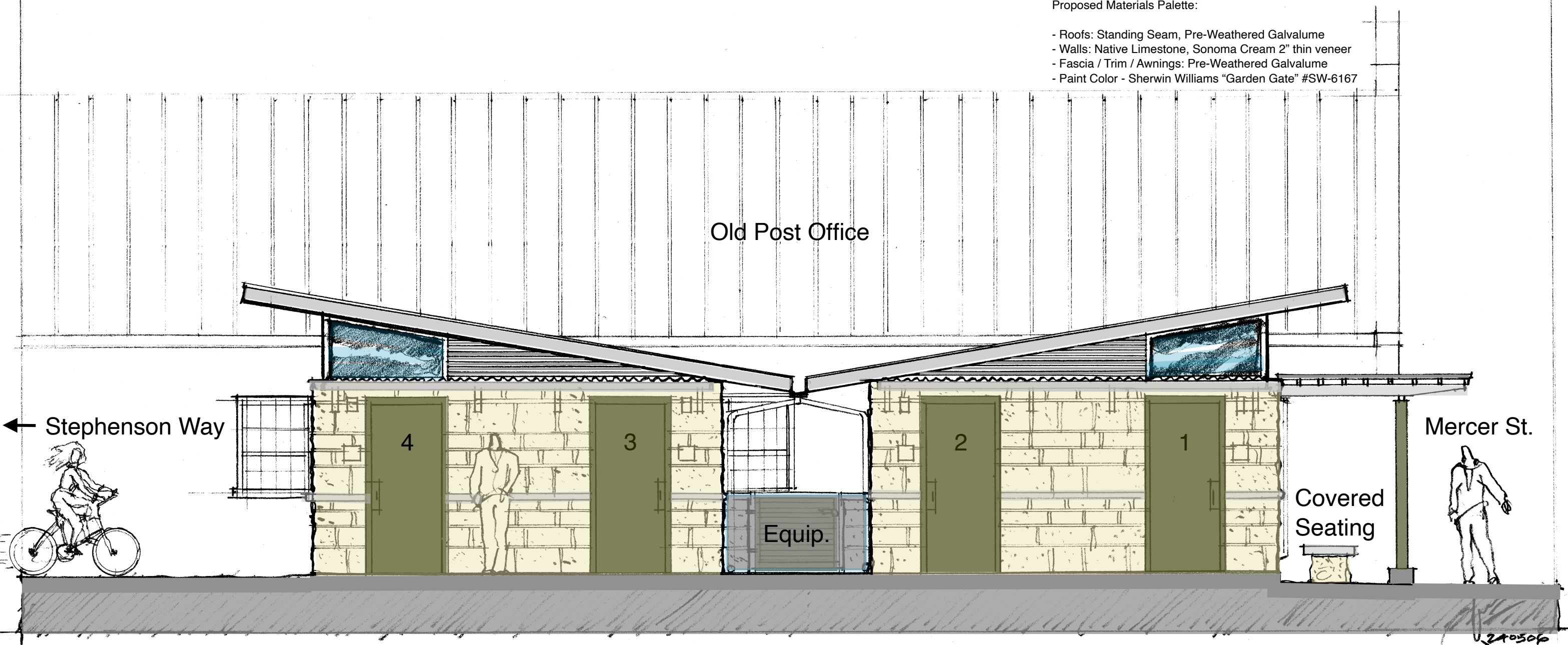
Mercer Street

STEPHENSON WAY... 240508  
CONCEPT PLAN  
6/1/24

"Stephenson Way"  
Pedestrian Improvements  
Concept Plan - 5/9/24

Proposed Materials Palette:

- Roofs: Standing Seam, Pre-Weathered Galvalume
- Walls: Native Limestone, Sonoma Cream 2" thin veneer
- Fascia / Trim / Awnings: Pre-Weathered Galvalume
- Paint Color - Sherwin Williams "Garden Gate" #SW-6167



Old Post Office

← Stephenson Way

Mercer St.

4

3

2

1

Equip.

Covered Seating

City of Dripping Springs

“Downtown Restrooms”

240516 - KS

Hill Country Contemporary - Butterfly Inspiration  
 Concept Sketch  
 1/4" = 1'-0"





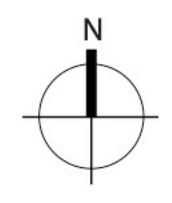
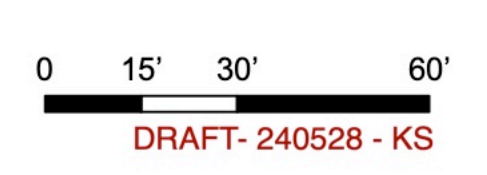
**LEGEND**

---	PROPERTY LINE
---	INTERIOR LOT LINES
---	ADJOINER PROPERTY LINE
---	OVERHEAD ELECTRIC
---	EXISTING WIRE FENCE
---	EDGE OF PAVEMENT
●	1/2" IRON ROD FOUND [UNLESS NOTED]
○	CALCULATED POINT
○	1/2" IRON PIPE FOUND [UNLESS NOTED]
▲	NAIL FOUND
○	CLEAN OUT
□	AIR CONDITIONING UNIT
○	WATER VALVE
○	WATER METER
○	SIGN [AS NOTED]
○	POWER POLE
○	DOWN GUY
○	BENCHMARK SET
○	IRRIGATION CONTROL VALVE
○	ELECTRIC TRANSFORMER
○	ELECTRIC METER
○	MAILBOX
○	PUNCH HOLE ON IRON BOLT HEAD
○	POINT OF BEGINNING
○	P.O.B.
○	DOC. NO.
○	VOL.
○	PG.
○	R.O.W.
○	F.F.
○	C.R.Z.
○	M.T.
○	O.P.R.H.C.T.
○	D.R.H.C.T.

STEPHENSON TRACT BASE MAP

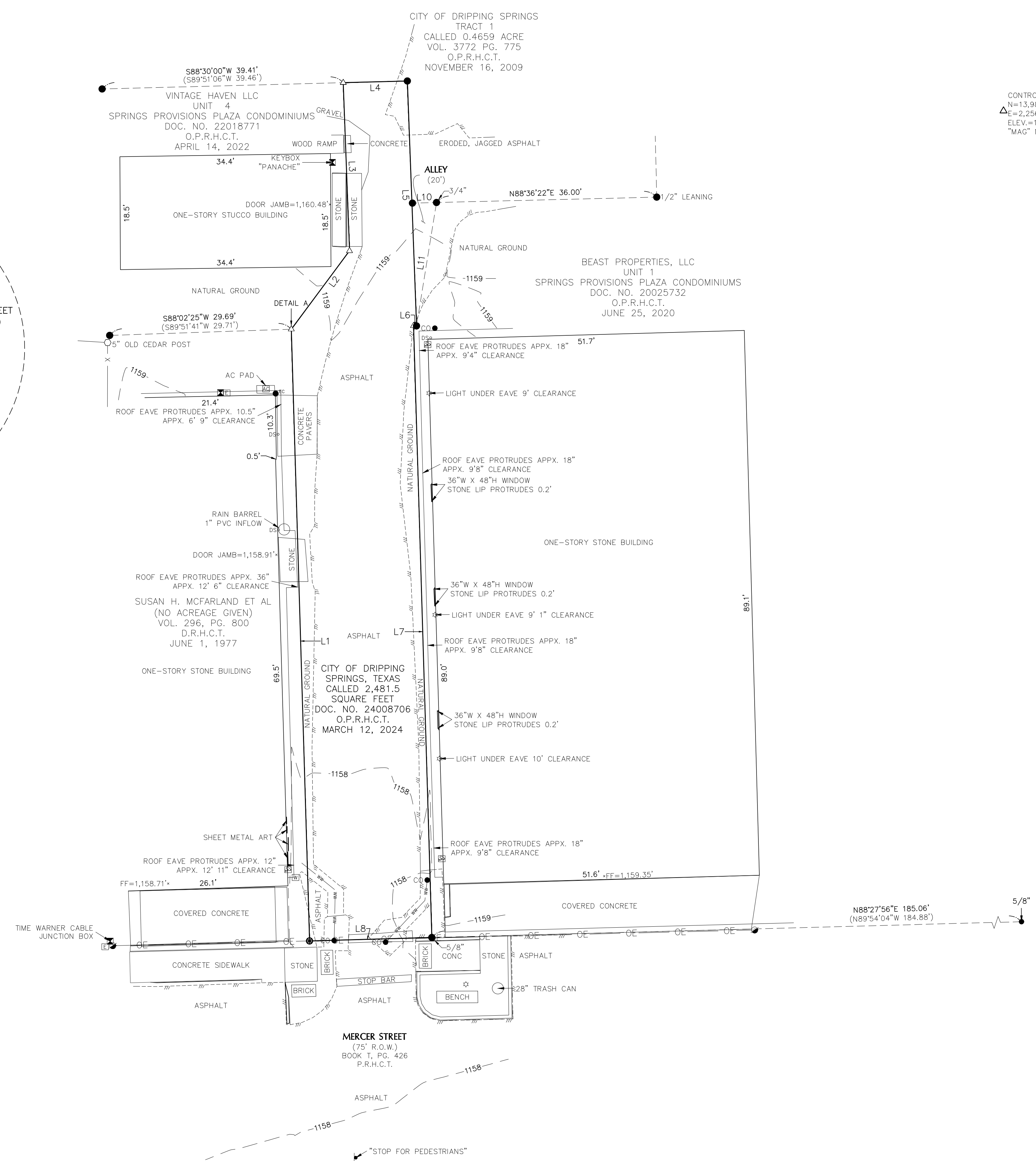
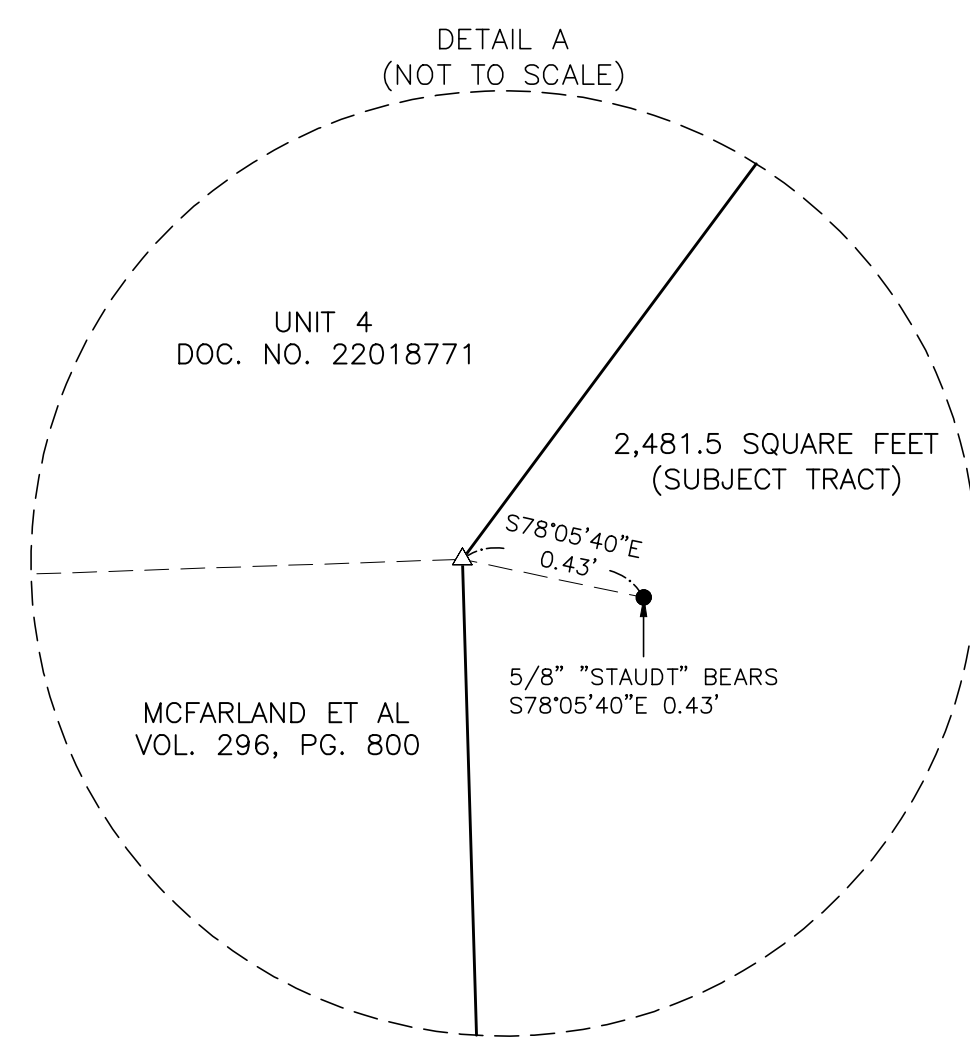
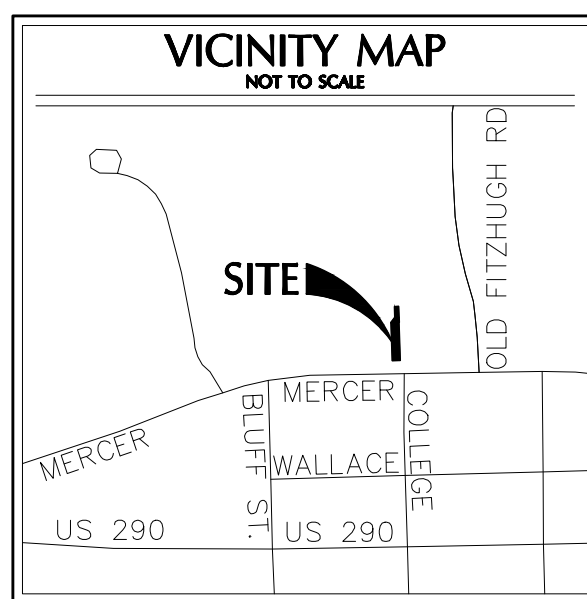
11.4.2020 Prepared by McCann Adams Studio for the City of Dripping Springs

**Stephenson Civic District  
Illustrative Plan**





A BOUNDARY AND TOPOGRAPHIC SURVEY OF A 20' ALLEY, BEING ALL OF A TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED TO THE CITY OF DRIPPING SPRINGS, TEXAS, IN DOCUMENT NUMBER 24008706, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS



CONTROL POINT # 1  
N=13,982,550.27  
E=2,256,153.37  
ELEV.=1,160.00'  
"MAG" NAIL WITH "DOUCET" SHINER SET IN ASPHALT

BENCHMARK # 200  
N=13,982,527.03  
E=2,256,181.49  
ELEV.=1,160.00'  
SQUARE CUT IN CURB

LINE TABLE (RECORD LINE INFO) with columns for LINE, BEARING, DISTANCE, (BEARING), and (DISTANCE). Rows include L1 through L11 with specific survey data.

LEGEND defining symbols for PROPERTY LINE, BOUNDARY TIE, ADJOINING PROPERTY LINE, BUILDING LINE, EDGE OF PAVEMENT, EXISTING WIRE FENCE, OVERHEAD ELECTRIC, UNDERGROUND WASTEWATER LINE, 1/2" IRON ROD FOUND, AIR CONDITIONING UNIT, BENCHMARK, CLEAN OUT, CONDUIT, CONTROL POINT, COTTON SPINDLE FOUND, DOWNSPOUT/DRAIN, ELECTRIC METER, JUNCTION BOX, LIGHT POLE/LAMP, POST, POWER POLE, SECURITY CAMERA, SIGN, WATER METER, DOCUMENT NUMBER, VOLUME, PAGE, FINISHED FLOOR ELEVATION, RIGHT-OF-WAY, DEED RECORDS, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, RECORD INFORMATION.

CONTROL NOTE:  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE [4204], NAD 83 (2011), EPOCH 2010. ALL DISTANCES SHOWN ARE LOCAL SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00008 AND USING CONTROL POINT 1 AS THE POINT OF ORIGIN.  
UNITS: US SURVEY FEET.

BASE POINT INFORMATION  
CP1 (OPUS)  
N=13,982,550.27  
E=2,256,153.37  
ELEV.=1,160.00'  
DESCRIPTION: "MAG" NAIL SET WITH ALUMINUM "DOUCET CONTROL" SHINER LOCATED APPROXIMATELY 200 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD.

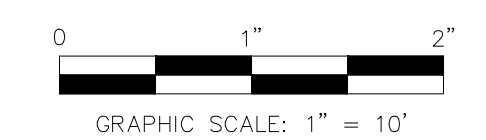
BENCHMARK NOTE:  
BENCHMARK #200  
ELEVATION: 1,160.00'  
DESCRIPTION: SQUARE CUT SET IN A CONCRETE CURB LOCATED APPROXIMATELY 165 FEET NORTHWEST FROM THE INTERSECTION OF MERCER STREET AND OLD FITZHUGH ROAD. [SHOWN HEREON]

FLOODPLAIN NOTE:  
ALL OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48209C0105F, DATED SEPTEMBER 2, 2005, FOR THE CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SOURCE OF FLOODPLAIN DATA: F.E.M.A. WEBSITE.  
SURVEYOR'S NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

SURVEYOR'S CERTIFICATE:  
DATE OF SURVEY: APRIL 18, 2024  
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN. THIS SURVEY WAS MADE SUBSTANTIALLY IN ACCORDANCE WITH THE STANDARDS AND CONDITIONS SET FORTH FOR A CATEGORY 1B CONDITION 1 STANDARD LAND SURVEY, AND CATEGORY 6, CONDITION II, TOPOGRAPHIC SURVEY, BASED ON THE 2021 MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS, PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.

Signature of Joshua P. Armendariz, dated 04/25/2024. Includes Texas Professional Land Surveyor seal for Joshua P. Armendariz, Registration No. 6822, Doucet & Associates, A Kleinfelder Company.



DOUCET A Kleinfelder Company logo and contact information: 7401 B. Highway 71 W. Ste. 160, Austin, TX 78735. Tel: (512) 583-2600. www.doucetengineers.com. Includes project details: Date: 04/25/2024, Scale: 1" = 10', Drawn by: BSS, Reviewer: JA, Project: 25000224.001A, Sheet: 1 OF 1, Field Book: 558, Party Chief: BSS, Survey Date: 4/18/2024.

Hays Co. Alley  
Existing Conditions Illustration:  
230911- TIRZ PM



- Side Entry Door
- Stoop / Steps
- Roof Overhang

- Entry
- Canopy & Steps

- Windows (3)
- Roof Overhang

Stephenson Building

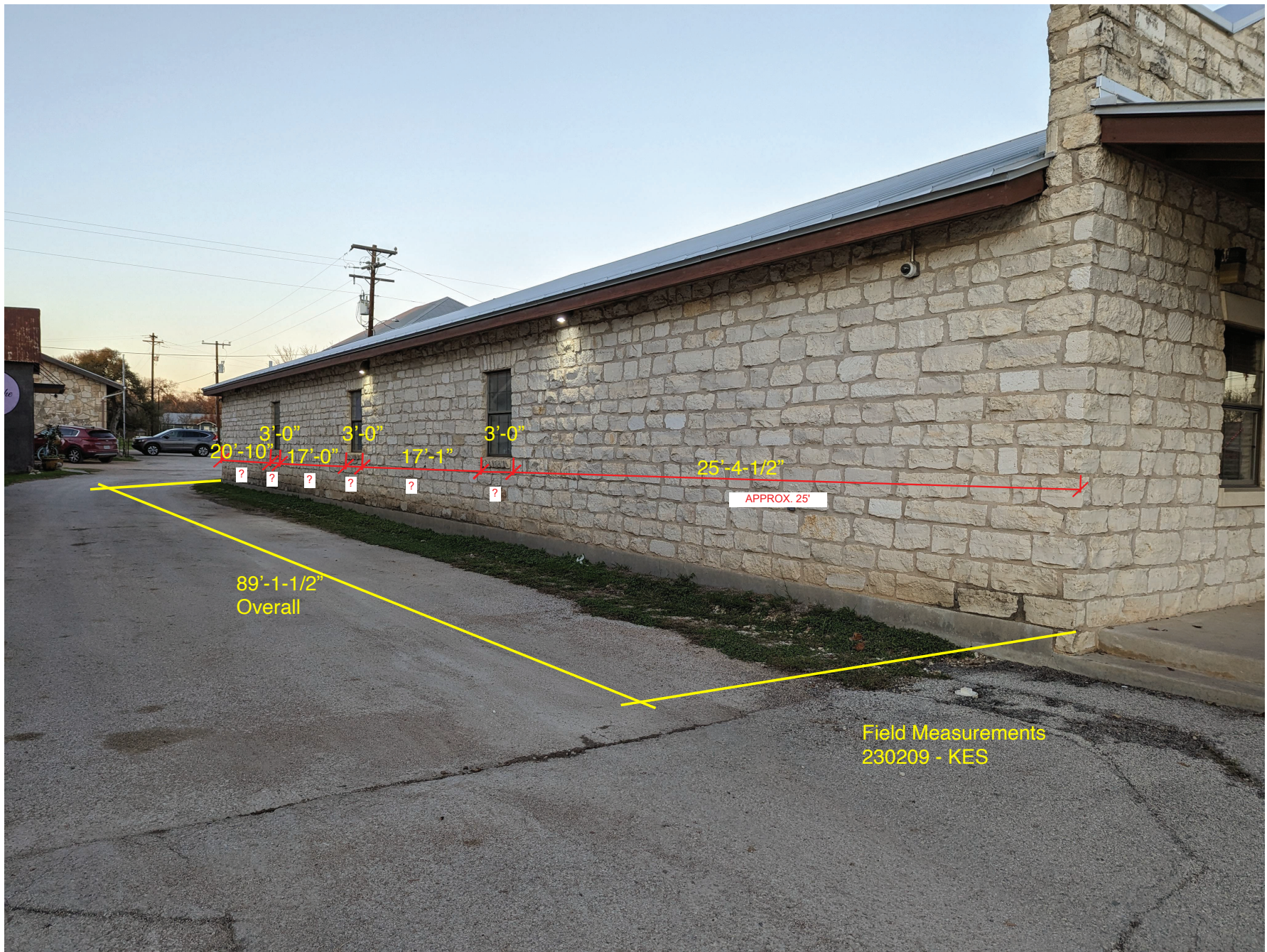
4' +/- ?

Alley Lot Lines: Approximation

20.00' per deed

1' +/- ?

Mercer Street ROW & Improvements





## City Council Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street - Dripping Springs, Texas

Tuesday, May 21, 2024, at 6:00 PM

# MINUTES

## CALL TO ORDER & ROLL CALL

With a quorum of the City Council present, Mayor Foulds, Jr. called the meeting to order at 6:01 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 4 Travis Crow  
 Council Member Place 5 Sherrie Parks

### City Council Member absent was:

Council Member Place 3 Geoffrey Tahuahua

### Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer  
 Deputy City Administrator Ginger Faught  
 Deputy City Administrator Shawn Cox  
 Deputy City Attorney Aniz Alani  
 People & Communications Director Lisa Sullivan  
 Parks & Community Service Director Andy Binz  
 Planning Director Tory Carpenter  
 Utilities Director Dane Sorenson  
 DSRP Manager Emily Nelson  
 Community Event Coordinator Johnna Krantz  
 IT Director Jason Weinstock  
 Deputy City Secretary Cathy Gieselmann  
 Deputy Constable Zach Miller

## PLEDGE OF ALLEGIANCE

Council Member Crow led the Pledge of Allegiance to the Flag.

## 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.*

Lindsey Thomas, Vice President of the Dripping Springs Mountain Bike Club, read a statement regarding the damage to the trails at DSRP and provided copy of her statement to City Council. Statement is on file.

## **PROCLAMATIONS & PRESENTATIONS**

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

- 1. Presentation regarding the 2024 Point In Time (PIT) Count Survey Data.** *Nancy Heintz, Co-Chair Homeless Coalition of Hays County*

Nancy Heintz, 2024 PIT Co-Chair and Kaimi Mattila, Hays County Mental Health Court provided a presentation and thanked Mayor Foulds, Jr. for appointing Shawn Cox to represent Dripping Springs with the Coalition. 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.*

- 2. Approval of the May 7, 2024, City Council regular meeting minutes.**
- 3. Approval of the reappointment of Brenda Medcalf, Sharon Goss, Clint Holtzendorf, and Brian Varnell; and the appointment of Jeff Shindler, Kimberly Rutherford, and Michael Ward to the Founders Day Commission as at-large members for terms ending June 30, 2026.**
- 4. Approval of the April 2024 Treasurer's Report.**
- 5. Approval to allow and waive the facility rental fees for Environmental Consulting and Technology Inc. to conduct a Bat Mist Netting research program at Dripping Springs Ranch Park.** *Sponsor: Council Member Sherrie Parks*
- 6. Discuss and Consider Approval of an Equipment Sales Agreement with AUC Group, LLC. for a Wastewater Plant Expansion Site Preparation at Arrowhead Ranch**

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items 2 – 6, with corrections to Item 2 as presented at the dais. Council Member Parks seconded the motion which carried unanimously 4 to 0.

## BUSINESS AGENDA

**7. Discuss and consider approval of the Parkland Plan for Ariza Multifamily at 13900 W. US 290.** *Applicant: Cypressbrook 290 LP*

Applicant Luis Bordes, *Cypressbrook 290 LP*, provided a presentation which is on file.

Tory Carpenter provided the staff report and reported that the Parks & Recreation Commission voted 6 to 1 in favor of recommending approval to City Council. Tory also noted the report from Brent Luck was provided in the packet and he too recommends approval. Staff recommends approval with the following conditions:

1. The dog park will be maintained and managed by CypressBrook Multifamily management, LP as part of the ongoing service of the multifamily community.
2. The developer needs to indicate the location of the dog park entry gate on the park site plan which shall include a double gated entry.
3. The developer shall provide an accessible route to the dog park entry gate from the multifamily units.

A motion was made by Council Member Crow to approve of the Parkland Plan for Ariza Multifamily at 13900 W. US 290 with staff recommendations. Council Member Parks seconded the motion with carried unanimously 4 to 0.

**8. Public hearing and consideration of approval of VAR2024-001: an application for a Waiver to allow an accessory dwelling unit in excess of 700 square feet and within 10 feet of the primary structure at 424 Reata Way.** *Applicant: David Chodniewicz*

- a. **Applicant Presentation** – No presentation; Applicant, David Chodniewicz was available for questions.
- b. **Staff Report** – Tory Carpenter presented the staff report which is on file; these types of waivers specifically for accessory dwelling units are only decided upon by City Council, no recommendation by the Planning & Zoning Commission is required. Staff recommends approval of the variance as presented.
- c. **Public Hearing** – No one spoke during the Public Hearing.
- d. **ADU Waiver**

A motion was made by Council Member Parks to approve of VAR2024-001: an application for Waiver to allow an accessory dwelling unit in excess of 700 square feet and within 10 feet of the primary structure at 424 Reata Way. Mayor Pro Tem Manassian seconded the motion which carried unanimously 4 to 0.

A motion was made by Mayor Pro Tem Manassian to adjourn into Closed Session regarding Agenda Item 11, *Discuss and consider approval of Task Order #2 to the Professional Services Agreement between the*

*City of Dripping Springs and F.A. Bartlett Tree Experts for Tree Care Services (BAR04242024) for tree and shrub remedial pruning at Dripping Springs Ranch Park; and Closed Session Agenda Item 14 related to legal issues with the Mountain Bike Club under Texas Government Code Section 551.071, Consultation with Attorney before revisiting Agenda Item 9. Council Member Crow seconded the motion which carried unanimously 4 to 0.*

The City Council met in Closed Session from 6:41 p.m. – 6:53 p.m.

No vote or action was taken during Closed Session. Mayor Foulds, Jr. returned the meeting to Open Session at 6:53 p.m.

**9. Public hearing and consideration of approval of an Ordinance regarding an Amendment to the Fiscal Year 2023-2024 Budget.**

- a. **Staff Report** – Shawn Cox presented the staff report which is on file. Staff recommends approval of Amendment #6 to the Fiscal Year 2023-2024 Budget.
- b. **Public Hearing** – No one spoke during the Public Hearing.
- c. **Ordinance** - A motion was made by Mayor Pro Tem Manassian to approve an Ordinance regarding an Amendment to the Fiscal Year 2023-2024 Budget. Council Member Parks seconded the motion which carried unanimously 4 to 0.

**Filed as Ordinance No. 2024-25**

**10. Discuss and consider approval of Change Order #1 for Park System Signage Phase II and amendment of a contract with Southwest Monument & Sign.**

Andy Binz provided the staff report which is on file and noted that the Parks & Recreation Commission approved the recommendation to City Council for approval. Staff recommends approval of the Park System Signage Phase II Change Order #1 in the amount of \$1,800.

A motion was made by Mayor Pro Tem Manassian to approve of Change Order #1 for Park System Signage Phase II and amendment of a contract with Southwest Monument & Sign. Council Member King seconded the motion which carried unanimously 4 to 0.

**11. Discuss and consider approval of Task Order #2 to the Professional Services Agreement between the City of Dripping Springs and F.A. Bartlett Tree Experts for Tree Care Services (BAR04242024) for tree and shrub remedial pruning at Dripping Springs Ranch Park.**

Michelle Fischer provided the staff report which is on file. Staff recommends approval of Task Order #2.

Mayor Bill Foulds, Jr. stated that staff will work with the Dripping Springs Mountain Biking Club regarding community service to help with accountability and possibly reduce costs associated with damage to the trees in Dripping Springs Ranch Park.

A motion was made by Council Member King to approve of Task Order #2 to the Professional Services Agreement between the City of Dripping Springs and F.A. Bartlett Tree Experts for Tree Care Services (BAR04242024) for tree and shrub remedial pruning at Dripping Springs Ranch Park. Mayor Pro Tem Manassian seconded the motion which carried unanimously 4 to 0.

- 12. Discuss and consider approval of proposals from Post Oak Preservation Solutions to resurvey the Mercer Street Historic District and the Hays Street Historic District.**  
*Sponsor: Mayor Pro Tem Manassian*

Michelle Fischer provided the corrected staff report which is on file and noted the Historic Preservation Commission recommended approval to City Council. Staff recommends approval of proposals.

A motion was made by Council Member Parks to approve of proposals from Post Oak Preservation Solutions to resurvey the Mercer Street Historic District and the Hays Street Historic District. Mayor Pro Tem Manassian seconded the motion which carried unanimously 4 to 0.

## 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.*

- 13. Presentation to the Historic Preservation Commission on the Old Fitzhugh Road Historic District Survey Report.** *Post Oak Preservation Solutions.*

Michelle Fischer noted that a copy of the presentation of the Survey Report which was presented to the Historic Preservation Commission was included in the City Council packet for reading pleasure. Report is on file.

A motion was made by Mayor Pro Tem Manassian to adjourn into Closed Session under Texas Government Code Section 551.071, Consultation with Attorney and regarding Closed Session Agenda Item 15. Council Member King seconded the motion which carried unanimously 4 to 0.

## 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.*

- 14. Consultation with Attorney related to legal issues on the agreement with the Dripping Springs Mountain Biking Club.** *Consultation with Attorney, 551.071*



- 15. 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, and related items. Consultation with Attorney, 551.071**

The City Council met in Closed Session from 7:22 p.m. to 7:38 p.m.

No action or vote was taken during Closed Session. Mayor Foulds, Jr. returned the meeting to Open Session at 7:38 p.m.

## UPCOMING MEETINGS

### City Council & Board of Adjustment Meetings

June 4, 2024, at 6:00 p.m. (CC & BOA)

June 18, 2024, at 6:00 p.m. (CC)

July 2, 2024, at 6:00 p.m. (CC & BOA)

July 16, 2024, at 6:00 p.m. (CC)

### Board, Commission & Committee Meetings

May 22, 2024, Economic Development Committee at 4:00 p.m.

June 6, 2024, Historic Preservation Commission at 4:00 p.m.

June 10, 2024, TIRZ No. 1 & No. 2 Board at 4:00 p.m.

June 12, 2024, DSRP Board at 11:00 a.m.

June 20, 2024, Parks & Recreation Commission at 6:00 p.m.

June 20, 2024, Farmers Market Committee at 10:00 a.m.

June 20, 2024, Emergency Management Committee at 12:00 p.m.

June 20, 2024, Utility Commission at 4:00 p.m.

June 24, 2024, Transportation Committee at 3:30 p.m.

## ADJOURN

A motion was made by Mayor Pro Tem Manassian to adjourn the meeting. Council Member King seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 7:40 p.m.

**APPROVED ON: June 4, 2024**

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*Bill Foulds, Jr., Mayor*

**ATTEST:**

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*Cathy Gieselman, Deputy City Secretary*



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Andrew Binz, PCS Director

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**Council Meeting Date:** June 4, 2024

**Agenda Item Wording:** Approval of the Cadel Beasley’s Distinguished Conservation Service Award project to build a Composting Station at Dripping Springs Ranch Park.

**Agenda Item Sponsor:** Wade King

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**Summary/Background:** Cadel Beasley is seeking approval to build a composting station at Dripping Springs Ranch Park for his Distinguished Conservation Service Award project.

**Commission Recommendations:** The Parks and Recreation Commission approved the recommendation at their May 15<sup>th</sup> meeting.

**Recommended Council Actions:** Approve the Distinguished Conservation Service Award project by Cadel Beasley.

**Attachments:** Donation Form by Cadel Beasley  
Composting Station Presentation

**Next Steps/Schedule:** Coordinate with Cadel Beasley for the installation of the composting station at DSRP.

## Quick update: Chimney Swift Tower @ DSRP

Greetings Commission! This is Cadel Beasley with DS Troop 280 and I return to you with an update on the Chimney Swift Tower that was previously approved in February.

I was able to get all of my fundraising completed and organized the project such that it was finished on April 21. This new tower is very well made and is a great addition to DSRP. Several scouts assisted in the build of this tower and I'm very pleased with the results.



# New Proposal Request: Composting Station @ DSRP

Item # 5.

I am working to complete the requirements to earn the Boy Scouts [Distinguished Conservation Service Award](#). This requires a number of conservation oriented merit badges, which I have already earned, and the completion of two significant conservation projects. My Chimney Swift Tower counts as one of these projects and I would like to work on a large Composting Station @ DSRP for my second project.

# Composting Station Details

This will be designed using passive aeration to help bring outside air into the compost piles to rapidly break materials down. This system will also be able to reach temperatures of 160°F, which will kill off any viruses, weed seeds, parasites, etc.

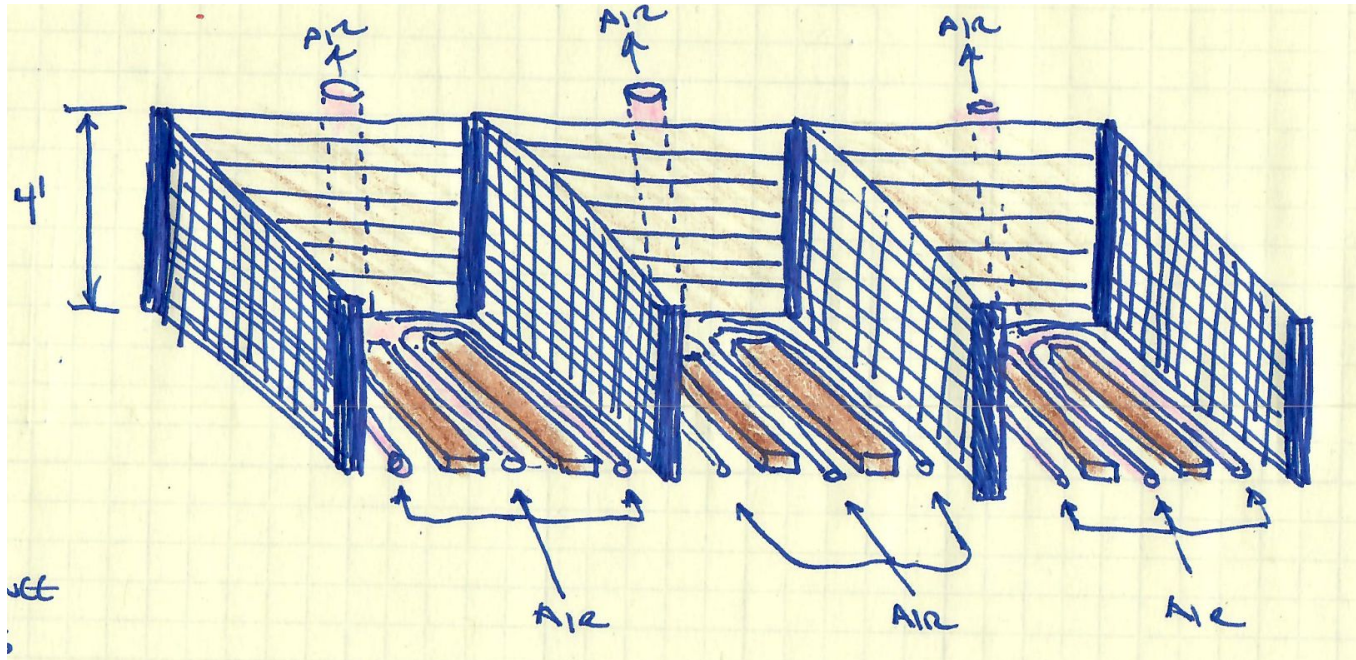
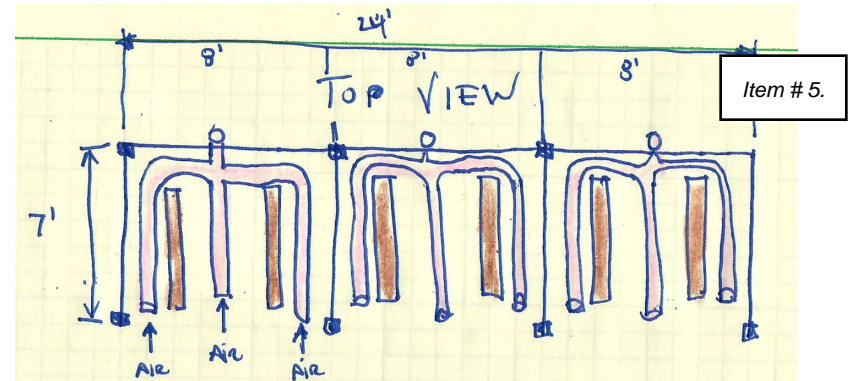
It will be located to the rear of the Ranch House and will be approximately 24 feet long, 7 feet deep, with three 8 foot wide compartments for compost.

This location was recommended by Mrs. Emily Nelson @ DSRP.



# Composting Station Design

This design will encourage good air flow!



Railroad ties will be used as protective guides for the tractor bucket to slide on so that the piping isn't damaged.

# Composting Station Materials

This project will have a relatively simple list of required materials:

- 6" x 6" Treated Posts
- Hog Wire Fence Panels
- 2" x 8" Treated Boards
- Railroad Ties
- PVC Piping for Aeration
- Concrete
- Fasteners and miscellaneous hardware

# Composting Station Build Assistance

I will need to work with Mrs. Nelson to have **eight holes** augered out to a depth of two feet.

The soil in this area is extremely rocky and would require the use of a large auger bit on a skid steer. Mrs. Nelson didn't believe that this would be a problem.



# Composting Station Timeline

I believe most of the funds are already raised for this project based on my current design. I have two big Scouting trips this summer and would like to start work on this build in mid-September if possible. I believe I will be able to easily complete this project in two weekends if the holes are already dug for me.

# Conclusion

I am very excited to continue to support the parks in this way and it is very exciting to hear how this composting station could be a key element of a new garden program at DSRP.

I hope this provides you with a helpful overview of my project.

I thank you once again for your time.

Do you have any questions about my proposal?



DRIPPING SPRINGS  
Texas

## DONATION FORM

Date Form Completed: 2024-05-05

Name of Donor: Cadel Beasley Address of Donor: 261 Beckys Way, DSTX 78620

Name of Donor's Representative (if different than Donor): Cam Beasley

Phone Number of Donor: 512-921-2926 Email Address of Donor:  
cadel.beasley@gmail.com

Project for which Donation is made: Composting Station @ DSRP

Is this a Donation of: Labor/In-Kind Services?  Materials?

State the estimated completion date of project: Sept-2024

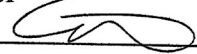
Description of Donation: A 24' long, 3 bin aerated composting station near the rear of the Ranch House property (selected by park manager). To align with future gardening programs at the site.

Actual or Approximate Value of Donation (including cost of materials and time): \$999

Method value was determined (e.g., actual, retail/wholesale, appraisal, fair market value, other): Price of materials from estimated build checklist

Printed Name of Donor's Authorized Signee: Cam Beasley

Title of Authorized Signee: Father

Signature of Authorized Signee: 

Date Signed: 2024-05-05

### City Use Only:

Donation Agreement Required:  Yes  No

City Administrator Approval:  Yes  No

Commission/Board Approval:  Yes  No

City Council Approval:  Yes  No

ACCEPTED ON BEHALF OF THE CITY: 05/20/2024

by: 



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

---

**Submitted By:** Michelle Fischer, City Administrator

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**Council Meeting Date:** June 4, 2024.

**Agenda Item Wording:** **Discuss and consider approval of the appointment of F.A. Bartlett Tree Experts as City Arborist.**

**Agenda Item Requestor:** Michelle Fischer, City Administrator

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**Summary/Background:** Ordinance No. 2024-11 was approved by the City Council on March 5, 2024, adopting Article 28.06 Landscape and Tree Preservation, Division 3. Commercial and Subdivision Landscaping and Tree Preservation. The Ordinance requires the City Council to appoint a City Arborist.

Definition of City Arborist: The employee or consultant designated by the City Council as the City Arborist.

According to the Ordinance, the City Arborist will do the following:

Assess trees to determine if dead, diseased, or posing an imminent threat or hazard to people or property;

Consult with the Development Review Committee about mitigation for tree removal, allowing trees to be planted in the area between the sidewalk and road;

Verifies and certifies Parking Space Reduction Incentives;

Conducts potential Oak Wilt investigations; and

Assists those who wish to have a site certified under the Texas Parks and Wildlife, Texas Wildscape Program in lieu of meeting city requirements as long as 20% of existing trees on-site are preserved.

The City Arborist may be called upon as need to assist the City on other tree preservation and landscaping matters.

City Staff recommends the appointment of F.A. Barlett Tree Experts as City Arborist. The company was founded in 1907 and is one of the world's

leading scientific tree and shrub care companies. The company has an office in San Marcos that serves this area.

The City has used F.A. Bartlett Tree Experts for several projects, including: Tree Inventories and Assessments of City Owned trees in the Historic Districts; Assessment of trees on City Hall Property; DS Ranch Park Damaged Tree and Shrub Inventory and Assessment; Assessment of Trees in the Heritage Effluent Line Easement; and Assessment of Trees in Sports & Recreation Park.

City Attorney Laura Mueller and City Administrator Michelle Fischer reviewed the Landscape and Tree Preservation Ordinance with Michael Embesi, Arborist Representative. Michael will be the City's primary consultant. The City will also work with Joe Harris, Arborist Representative. Michael and Joe oversaw the previous projects for the City.

**Commission  
Recommendations:**

N/A

**Recommended  
Council Actions:**

Appoint F.A. Bartlett Tree Experts as City Arborist

**Attachments:**

Bios of Michael Embesi and Joe Harris with F.A. Bartlett Tree Experts; Landscape and Tree Preservation Ordinance.

**Next Steps/Schedule:**

Notify F.A. Bartlett Tree Experts of action.

**CITY OF DRIPPING SPRINGS**

**RESOLUTION No. 2024-R07**

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS  
APPOINTING F.A. BARTLETT TREE EXPERT COMPANY AS CITY  
ARBORIST.

**WHEREAS**, the City of Dripping Springs wishes to provide protection for Heritage and native trees in recognition that trees, landscaping, screening, and buffering protect the health and welfare of the community; and

**WHEREAS**, the Dripping Springs City Council approved Article 28.06 Landscaping and Tree Preservation Ordinance, establishing regulations for development and the preservation of trees and landscaping; and

**WHEREAS**, F.A. Bartlett Tree Expert Company can provide certified tree experts and arborists to consult with City officials on all phases of protecting and maintaining Heritage and native trees in accordance with Article 28.06; and

**WHEREAS**, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

- 1. Finding of Fact:** The above and foregoing recitals are hereby found to be true and correct and are incorporated as finding of fact.
- 2. City Arborist:** The F.A. Barlett Tree Expert Company is appointed as the City of Dripping Springs Arborist.
- 3. Effective Date:** The resolution shall be effective from and after its approval and passage.
- 4. Meeting:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**PASSED AND APPROVED this, the 4<sup>th</sup> day of June 2024, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Dripping Springs, Texas:**

**CITY OF DRIPPING SPRINGS:**

\_\_\_\_\_  
Bill Foulds, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
\_\_\_\_\_, City Secretary

## Meet Your Bartlett Arborist Representative

### Michael Embesi

Michael received his bachelor's degree from Concordia University in Environmental Science and his master's degree from New Mexico State University in Agriculture. Michael embarked on a service-minded career that focuses on mitigating human impacts to the natural environment. He began as a Peace Corps Environmental Officer at St. Kitts/Nevis, and later on as an Environmental Scientist at NASA.



After a long career in tree preservation managing the Community Tree Preservation Division at the City of Austin he decided to set new goals and joined Bartlett Tree Experts as an Arborist Representative. His thoughtful guidance brings a high level of arboriculture expertise while providing real-world value for his clients; a continuous approach personified as “Caring For People Who Care For Their Trees.”

In his spare time, Michael is the volunteer President at Austin's Ten Thousand Villages retail store, promoting artist's products and customs from around the world while endorsing fair trade practices.

[membesi@bartlett.com](mailto:membesi@bartlett.com) | <http://btexp.co/staff/michael-embesi> | 512-310-7545

### About Bartlett Tree Experts

Founded in 1907, Bartlett specializes in preventive health care for your trees and shrubs including pruning, insect and disease management, fertilization and soil care, cabling and bracing, tree lightning protection systems and removal. A family-owned company with over 125 offices worldwide, Bartlett brings world-class research right to your property via its Certified Arborists and Arborist Representatives.



## Joe Harris

Joe grew up in Charlotte, Michigan, as a second-generation arborist. He spent his weekends and summers climbing trees and splitting wood. If he wasn't at work with his father he would keep himself busy hiking, hunting or fishing.

It was in Joe's childhood that his passion for the outdoors developed. In 2004, drawn to the warm weather, Joe found himself in San Marcos, Texas. He became intrigued with the inner workings of the arboricultural industry.



Joe studied business at Texas State University. He joined Bartlett while he was there. Joe gained experience working five years in the field as a crew leader and as an arborist climber. Recently, Joe made the transition to Arborist Representative.

An ISA Certified Arborist and a Certified Tree Care Safety Professional, Joe holds a commercial pesticide applicator license with the Texas Department of Agriculture.

Joe is a husband and father to his son and rescue dog, Duke. He and his family enjoy spending their time on the San Marcos River kayaking, fishing, and hiking. They also enjoy a good farmer's market or a stroll around the local nurseries.

[jharris@bartlett.com](mailto:jharris@bartlett.com) | <http://btexp.co/staff/joe-harris> | 512-507-3971

## About Bartlett Tree Experts

Founded in 1907, Bartlett specializes in preventive health care for your trees and shrubs including pruning, insect and disease management, fertilization and soil care, cabling and bracing, tree lightning protection systems and removal. A family-owned company with over 125 offices worldwide, Bartlett brings world-class research right to your property via its Certified Arborists and Arborist Representatives.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

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**Submitted By:** Shawn Cox, Deputy City Administrator

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**Council Meeting Date:** Tuesday, June 4, 2024

**Agenda Item Wording:** **Presentation and consideration of approval of the City of Dripping Springs Fiscal Year 2022-2023 Audit.** *Presenter, Roger Tovar, Whitley Penn.*

**Agenda Item Requestor:**

**Summary/Background:**

The City’s Auditor, Whitley Penn, will present the Annual Audit on the Fiscal Year 2022-2023 Budget. The final draft will be provided to Council at the meeting and once accepted by Council will be certified.

**Commission Recommendations:**

**Recommended Council Actions:** The Deputy City Administrator recommends acceptance of the Fiscal Year 2022-2023 Audit, provided by Whitley Penn.

**Attachments:**

**Next Steps/Schedule:**



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

**Submitted By:** Ginger Faught, Deputy City Administrator

**Council Meeting Date:** June 4, 2024

**Agenda Item Wording:** Supplemental Wastewater Agreement between The City of Dripping Springs and Development Solution Carter for The Ranch at Caliterra *Sponsor: Mayor Bill Foulds*

**Agenda Item Requestor:** Mayor Bill Foulds, Jr.

**Summary/Background:**

This Supplemental Agreement is between the City and Development Solutions CARTER, LLC (“Owner”).

This agreement resolves some outstanding issues between the City and the Owner, who is the developer of the Carter tract.

Owner desires to start construction on the site. Although the original wastewater agreement had several back-up plans for wastewater in the event that the Discharge Permit was delayed, nobody anticipated the lengthy delay that has actually occurred. Because of the extreme delay of the appeal of the City’s Discharge permit, the City cannot accommodate the Carter development without additional 210 beneficial reuse land and storage.

The Agreement requires the Owner to do the following:

1. Design and build facilities (fields and storage) on Carter Ranch that will allow the beneficial reuse (under Chapter 210 of the TCEQ Rules) for 50,000 gpd (“Beneficial Reuse Facilities”). These Beneficial Reuse Facilities will be available for use by the City.
2. Revise the construction plans to include the Beneficial Reuse Facilities.

In exchange, the Agreement requires the City to do the following:

1. Issue a mass-grading permit, schedule a pre-construction meeting for the mass-grading activities, and allow the grading activities that are authorized by the mass-grading permit.
2. Hold a pre-construction meeting with the Owner.
3. Not prohibit any activity on Carter Ranch based on there not being wastewater service available.

4. Allow construction of public infrastructure to commence as long as all non-wastewater requirements are satisfied.

**Commission  
Recommendations:**

N/A

**Recommended  
Council Actions:**

Approve as presented.

**SUPPLEMENTAL AGREEMENT**  
**REGARDING WASTEWATER SERVICE**

This Supplemental Agreement Regarding Wastewater Service (“Supplemental Agreement”) is entered into by and between the City of Dripping Springs, Texas (the “City”) a Type A General Law City located in Hays County, Texas, and Development Solutions CARTER, LLC (“Owner”). The City and the Owner are referred to herein jointly as “Parties”.

**RECITALS:**

- A. The Parties, together with Hays County Development District No. 1, entered into a Second Amended Wastewater Service and Impact Fee Agreement (“Wastewater Agreement”) with an effective date of April 13, 2014.
- B. The Wastewater Agreement contemplated that the Property referred to as the Carter Ranch would receive wastewater service through what the Wastewater Agreement refers to as the Discharge Permit or TLAP Amendment 2. The Discharge Permit and TLAP Amendment 2 have been the subject of lengthy protests and appeals that have resulted in delays not contemplated by the Parties when the Wastewater Agreement was executed.
- C. The Parties desire to retain all the rights and obligations under the Wastewater Agreement and also address the delays caused by protests of the Discharge Permit and TLAP Amendment by providing an interim path forward until the City is able to build facilities under the Discharge Permit or the TLAP Amendment 2.
- D. The purpose of this Supplemental Agreement is to allow a path forward for assuring wastewater service at Carter Ranch for vertical construction at Carter Ranch while the City continues to pursue its efforts to construct facilities under the Discharge Permit or the City obtains issuance and constructs facilities under TLAP Amendment 2.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the City and Owner agree as follows:

- 1. This Supplemental Agreement does not change or affect any right or obligation under the Wastewater Agreement.
- 2. Upon execution of this Agreement, the City will issue a mass-grading permit (as authorized by the attached letter), schedule a pre-construction meeting (by June 6, 2024) for the mass-grading activities, and allow the excavation and grading activities that are authorized by the mass-grading permit.
- 3. Owner agrees that Owner will design and build facilities (fields and storage) on Carter Ranch that will allow the beneficial reuse (under Chapter 210 of the TCEQ Rules) for 50,000 gpd (“Beneficial Reuse Facilities”). These Beneficial Reuse Facilities will be available for use by the City.

4. Prior to installation of utilities, Owner will revise the construction plans that have been submitted to the City to include the Beneficial Reuse Facilities.
5. This Agreement shall be construed by applying Texas law and venue shall be in Hays County.
6. This Agreement may be executed electronically and in counterparts.

Effective as of May 31, 2024.

**[signatures on following pages]**

**CITY OF DRIPPING SPRINGS, TEXAS**

**Attest:**

\_\_\_\_\_  
\_\_\_\_\_  
City Secretary

By: \_\_\_\_\_  
Bill Foulds, Mayor

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was executed by Bill Foulds before me on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public, State of Texas

**DEVELOPER**

**DEVELOPMENT SOLUTIONS CARTER, LLC**

\_\_\_\_\_

By:

Title:

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was executed by \_\_\_\_\_, in the capacity set forth above, and before me on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_

Notary Public, State of Texas





May 31, 2024

Greg Rich  
Via email at: grich@siepiela.com

**RE:** Ranch at Caliterra Phase 1 Construction Plans to be clearing, grubbing, and grading, utilities and paving – SUB2023-0003

Greg Rich,

The City understands that regarding water, Drippings Springs Water Supply Corporation voted 5-0 at their board meeting on 2/19/24 to provide water to this development and to work on a contract. DSWSC will inspect the waterline installation which would begin in the early 4th Quarter 2024.

Staff has reviewed your request to begin excavation, clearing, grading, cuts and fills, trenches and refills and balancing for the construction permit referenced above. Per section 4.6.4 of the subdivision ordinance, staff has approved your request with the following conditions:

1. Excavation, clearing, grubbing, and rough grading activities shall be limited to the area of the permit limits of construction of the project referenced above
2. Rough Grading includes any size cut and any size embankment within the limits of construction
3. Regarding trees, the existing tree survey and development agreement will be adhered to.
4. The applicant shall complete installation of erosion controls including a stabilized construction entrance prior to starting excavation, clearing or grading.
5. This authorization will not allow the start of utility installation beyond trenching and refilling.

Sincerely,

Tory Carpenter, AICP  
Planning Director

*Open spaces, friendly faces.*

- CODE OF ORDINANCES  
Chapter 1 - GENERAL PROVISIONS  
ARTICLE 1.02. - CITY COUNCIL  
DIVISION 2. MEETINGS

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*DIVISION 2. MEETINGS<sup>1</sup>*

**Sec. 1.02.045. City council committees.**

- (a) The mayor shall appoint councilmembers, following each municipal election, to the following council committees. These appointed councilmembers shall act as liaisons from their respective committee(s) to the city council.
- (1) Economic development committee.
  - (2) Transportation committee.
  - (3) Farmers market committee.
  - (4) Emergency management committee.
- (b) The mayor shall appoint councilmembers, following each municipal election, to the following areas of oversight:
- (1) Parks.
  - (2) Public health and safety.
  - (3) Utilities.
  - (4) Finance.
  - (5) Transportation and streets.
  - (6) Community events and services.

(Ordinance 2019-22, adopted 7/9/19; Ord. No. 2023-16 , § 2, 6-6-2023)

- CODE OF ORDINANCES  
Chapter 1 - GENERAL PROVISIONS  
ARTICLE 1.02. - CITY COUNCIL  
DIVISION 2. MEETINGS

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*DIVISION 2. MEETINGS<sup>1</sup>*

**Sec. 1.02.045. City council committees.**

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- (1) Economic development committee.
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- (1) Parks.
  - (2) Public health and safety.
  - (3) Utilities.
  - (4) Finance.
  - (5) Transportation and streets.
  - (6) Community events and services.

(Ordinance 2019-22, adopted 7/9/19; Ord. No. 2023-16 , § 2, 6-6-2023)



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

---

**Submitted By:** Ginger Faught, Deputy City Administrator

---

**Council Meeting Date:** June 4, 2024

**Agenda Item Wording:** Appointment to the Hays County Mental Health Coordinating Committee  
*Sponsor: Mayor Bill Foulds*

**Agenda Item Requestor:** Mayor Bill Foulds, Jr.

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**Summary/Background:**

County Commissioner Walt Smith has asked that we recommend a representative to serve on the newly created Hays County Mental Health Coordinating Committee (MHCC). Please see the below narrative from Chief Standridge and Judge Brown explaining the MHCC and the City’s participation. The first meeting of the MHCC to be held at noon on June 12, at the Hays County Public Safety Bldg in San Marcos. There will be a virtual option:

At the recommendation of county and city officials, as well as mental health experts in Hays County, we are moving forward with the creation of a Mental Health Coordinating Committee (MHCC). The MHCC will consist of members from countywide governing bodies and service providers who are committed to function as a point of advisory, accountability, planning, and resource coordination for all countywide behavioral health services.. We respectfully ask that your council / commissioner’s court convene and consider the appointment of a member for service on the MHCC. Ideally this person would be a member of the governing council. Each member on the MHCC would be responsible for ensuring their governing bodies or service providers are fully informed of all goals, while also leveraging funding, technology and resources across the county to ensure the goals are operationalized.

Some of the goals of the MHCC and supporting subcommittees include, but are not limited to:

1. Expand crisis options through the development of a diversion center;
2. Develop strategies to address high needs utilizers and pilot a new Assertive

- Community Treatment (ACT) program;
3. Explore the development of a Behavioral Health Office to coordinate county services, while also focusing on local restoration services for those who are incarcerated;
  4. Increase information and data sharing across the Sequential Intercept Model;
  5. Enhance 911 and law enforcement response to behavioral health crisis.

**Commission  
Recommendations:**

N/A

**Recommended  
Council Actions:**

Appoint a member to represent the City of Dripping Springs on the MHCC.

Subdivision Project Name	City Limits / ETJ	Location	Description	Status
SUB2021-0065 Heritage Phase 2 Final Plat	CL	Sportsplex Drive (Heritage Development)	162 Lots on 69.999 acres, 160 of which are residential with an average lot size of 0.143 acres	Approval with conditions
SUB2022-0009 Driftwood Subdivision Phase 3 Preliminary Plat	ETJ	17901 FM 1826	Preliminary Plat for 14 lots: 12 Residential, 1 Commercial, 1 Industrial	Approved with conditions
SUB2022-0012 Driftwood Sub Ph 3 Sec 1 FP	ETJ	17901 FM 1826	Final Plat for 1 Commercial Lot	Waiting for Resubmittal
SUB2022-0013 Driftwood Sub Ph 3 Sec 2 FP	ETJ	17901 FM 1826	FP for 11 single-family residential lots, 1 open space lot, and 1 private street lot on 34.67 acres	Waiting for Resubmittal
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approval with Conditions
SUB2022-0028 Parten Ranch Phase 8	ETJ	End of Bird Hollow near Tricking Brook Road Intersection	90 Lot Subdivision	Approved with conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved with conditions
SUB2022-0036 Driftwood Creek FM 150 12 Treated Effluent and 10 Raw Wastewater Forcemains Ph I and II	ETJ	FM 150	12 inch treated effluent line and 10 inch wastewater forcemains to connect with Dripping Springs WWTP	Approved with conditions
SUB2022-0039 Village Grove Preliminary Plat	CL	Sports Park Rd	Village Grove PDD. This is 112.40 acres including 207 lots, 511 residential units, and 6.82 acres will be commercial	Waiting for Resubmittal
SUB2022-0040 102 S Bluff St CP	CL	Hays st	Construction Plans for 7 lots. Six of which are residential and 1 will be landscaping	Approved with conditions
SUB2022-0042 Silver Creek Subdivision	ETJ	Silver Creek Rd	70-acre tract to be developed into a 28 single family lots with access, paving, on-site sewage, water supply well, and an undisturbed open space	Approved with conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting for Resubmittal
SUB2022-0047 Ariza West 290	ETJ	13900 W US Highway 290	The Final Plat for an apartment complex	Approval with Conditions
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting for Resubmittal
SUB2022-0049 Serenity Hills	ETJ	1111 Hays Country Acres Rd	50 Lot subdivision in Dripping Springs ETJ	Approval with conditions
SUB2022-0052 Village Grove Phase 1 CP	CL	Sports Park Rd	The construction plans for phase 1 of the Village Grove development	Approval with Conditions
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Waiting for Resubmittal
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Waiting for Resubmittal
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Waiting for Resubmittal
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approval with conditions
SUB2023-0016 520 Matzig Replat	ETJ	520 Matzig Cove	Modify drainage easement.	Approval with conditions
SUB2023-0018 Cannon Ranch Phase 2 Final Plat	CL	Rushmore Drive at Lone Peak Way	Subdivide into 100 lots.	Approval with conditions
SUB2023-0021 Driftwood Golf and Ranch Club Phase Four Subdivision CP	ETJ	Driftwood Ranch Drive	Paving, drainage, water, wastewater subdivision constructions plans.	Approved with conditions
SUB2023-0022 Cannon Ranch Phase 2 CP	CL	Rushmore Drive at Lone Peak Way	97 single family residential lots and 3 open space lots including construction of public roadways, utilities and storm drain infrastructure.	Waiting for Resubmittal
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Waiting for Resubmittal
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Waiting for Resubmittal
SUB2023-0035 Parten Ranch Phase 6 & 7 Final Plat	ETJ	600 Two Creeks Lane	122 single family lots and 4 drainage/open space lots	Waiting for Resubmittal
SUB2023-0036 Caliterra Phase 5 Section 13 Final Plat	ETJ	Carentan Cove at Kelsey Lane	11 single family lots	Approval with conditions
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting for Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Waiting for Resubmittal
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Under Review
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approval with Conditions
SUB2023-0046 Heritage Phase 3 Construction Plans	CL	Sportsplex Drive	164 single family lots	Waiting for Resubmittal
SUB2023-0047 Heritage Amenity Center	CL	Roger Hanks Parkway	1 lot on 5.57 acres	Approval with Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approval with Conditions
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining 3 lots into 1.	Approved with conditions
SUB2023-0050 Sanctuary Subdivision CP	ETJ	1111 Hays Country Acres Rd	48 residential lots ranging from 1.6 acres to 2	Waiting for Resubmittal
SUB2023-0051 Gateway Village Phase 1 CP	CL	HWY 290	144 Single family lots.	Under Review
SUB2024-002 Dripping Springs Community Library	CL	225 Benney Lane	Combining 4 tracts into 2.	Waiting for Resubmittal
SUB2024-003 AutoZone TX5807	CL	US 290	Replat of Sawyer Ranch 33 Lot 3-A-1	Waiting for Resubmittal
SUB2024-004 Driftwood Subdivision, Phase Four, Block A, Lots 8 and 9 Amending Plat	ETJ	2236-2266 Thurman Roberts Way	Combine lots 8 and 9, Block A in one lot, 8-A	Waiting for Resubmittal
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting for Resubmittal
SUB2024-006 Sanctuary Dripping Springs	ETJ	1111 Hays Country Acres Rd	57 lots subdivision	Waiting for Resubmittal
SUB2024-007 Plat Amendment - Esperanza Subdivision Phase Two, Block 4, Lot 22	CL	613 Yellow Bell Run	Amending single family lot	Approved with conditions
SUB2024-008 Skylight Hills Final Plat	ETJ	13001 and 13111 High Sierra	Subdivide into 5 lots.	Waiting for Resubmittal
SUB2024-009 Blue Creek Subdivision, Lots 16 & 17 Amending Plat	ETJ	500 Blue Creek Drive	Transferring 3.65 acres	Waiting for Resubmittal
SUB2024-010 Maddox Ranch	ETJ	500 Shelton Ranch Rd	2 lot minor plat.	Waiting for Resubmittal
SUB2024-011 Driftwood Golf and Ranch Club, Phase One, Block A, Lots 14, 15, and 16 Amending Plat	ETJ	Club Ranch Court	Combine three lots into two.	Waiting for Resubmittal
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Waiting for Resubmittal
SUB2024-013 Richford Subdivision, Lot 2 Replat	ETJ	14331 Canonade	Divide existing lot into two.	Waiting for Resubmittal
SUB2024-014 Esperanza Subdivision Phase 2, Block 4, Lot 3 Plat Amendment	CL	135 Cherry Sage Court	Revise side building setback from 25' to 15' along the south edge.	Under Review
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting for Resubmittal
SUB2024-016 Replat of Dripping Springs Retail Center Subdivision	CL	598 E Hwy 290	Combine one platted lot and one unplatted lot to create 35.7 acres.	Waiting for Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Waiting for Resubmittal

ADMINISTRATIVE APPROVAL PROJECTS				
Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant	HOLD
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed	Approved w/ Conditions
SD2021-0013 Dreamland	ETJ			Waiting for Resubmittal
SD2021-0030 Belterra Townhomes	ETJ	Belterra	Seven townhome units with associated parking, sidewalk, utilities, and drainage	Waiting for Resubmittal
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality	Waiting for Resubmittal
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities	Waiting for Resubmittal
SD2022-0010 Wenty's Wine Bar	ETJ	5307 Bell Springs Rd	Wine bar and associated improvements	Waiting for Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements	Waiting for Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of existing historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting for Resubmittal
SD2022-0019 Double L Ranch, Phase 1	ETJ	RR 12	Construction of water, wastewater, drainage and paving improvements for 244 single family lots.	Waiting for Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ	Waiting for Resubmittal
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code	Approved w/ Conditions
SD2022-0031 WHIM Corporate Site Plan	CL	27950 RR12	The construction of the corporate HQ for WHIM along with the site improvements needed and as shown in the site plan.	Approved
SD2022-0042 Suds Brothers Car Wash	CL	610 W Hwy 290	Rapid car wash facility	Approved
SD2023-0002 Fitzhugh Corners	ETJ	15310 Fitzhugh Road	A 13,908 sq ft building with site improvements	Approved
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Removal of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting for Resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvements	Waiting for Resubmittal
SD2023-0009 Paloma	CL	235 Sports Park Rd	Adding improvements to the site	Waiting for Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting for Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting for Resubmittal
SD2023-0012 Ariza 290 West	ETJ	13900 W US Highway 290	Multifamily residential.	Waiting for Resubmittal
SD2023-0013 10 Federal	ETJ	3975 US 290	Enclosed storage facility	Approved w/ Conditions
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting for Resubmittal
SD2023-0015 Silver Creek Hotel	ETJ	12800 Silver Creek Road	Hotel with parking, utilities, drives, detention and water quality.	Approved
SD2023-0016 Ledgestone Daycare	ETJ	12400 US Hwy 290	Daycare building with parking and drives in Ledgestone Commercial Development	Approved w/ Conditions
SD2023-0017 OroBianco Mobile Food Unit - Driveways	CL	27713 RR 12	Driveway for gelato food truck.	Waiting for Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting for Resubmittal
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings	Waiting for Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site	Waiting for Resubmittal
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales	Waiting for Resubmittal
SD2024-003 Julep Commercial Park West	ETJ	14131 Trautwein Rd	2.95 acres site of mixed use commercial buildings with driveway, water quality and detention pond.	Waiting for Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting for Resubmittal
SD2024-005 Dripping Springs ES #6	ETJ	Mira Vista	55,000 sq ft new elementary school in Headwaters	Under Review
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting for Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail parts store.	Under Review
SD2024-009 Dripping Springs Elementary School	CL	29400 RR 12	Fire lane, detention pond, riser room, fire water line, sidewalk, veg filter strip.	Approved

Site Development Project Name	City Limits / ETJ	Location	Description	Status
SD2024-010 Austin Ridge Bible Church	ETJ	3100 E Hwy 290	Church campus, with worship center, driveways, parking, detention, and park area.	Waiting for Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Under Review



<i>Ongoing Projects</i>	
Comprehensive Plan	CPAC meeting April 17 Draft plan release - Mid May
Cannon Mixed-Use	Under Review
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	Pending resubmittal
PDD2023-0003 ATX RR12 Apartments	Under Review

In Administrative Completeness	Filing Date
CUP2024-003 WHIM Cup	31-May
CUP2024-002 Meaty Boys BBQ	31-May
ADMIN2024-016 5285 Bell Springs Road	5-Jun
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	5-Jun
SD2023-0014 BR Dripping Springs	5-Jun
ADMIN2024-034 JWLP Parking Addition	5-Jun
SUB2024-006 Sanctuary Dripping Springs Final Plat	12-Jun