



DRIPPING SPRINGS
Texas

CITY COUNCIL & BOARD OF ADJUSTMENT WORKSHOP & REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Tuesday, June 06, 2023 at 6:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

City Council Members

Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected

City Administrator Michelle Fischer
Interim Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
People & Communications Director Lisa Sullivan
City Secretary Andrea Cunningham
IT Director Jason Weinstock
Public Works Director Aaron Reed
Deputy Public Works Director Craig Rice
Planning Director Tory Carpenter

PLEDGE OF ALLEGIANCE

WORKSHOP

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

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2024.**

CITY COUNCIL & BOARD OF ADJUSTMENT REGULAR MEETING

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.

BOARD OF ADJUSTMENT

CALL TO ORDER AND ROLL CALL

Board of Adjustment Members

Board Chair Bill Foulds, Jr.
Board Member Taline Manassian
Board Member Wade King
Board Member Geoffrey Tahuahua
Board Member Travis Crow
Board Member Sherrie Parks
Alternate Board Member Charles Busbey
Alternate Board Member Joe Volpe

BOARD OF ADJUSTMENT AGENDA

2. **Public hearing and consideration of VAR2023-0003: an application for a variance to allow a structure within the building setback for a property located at 147 Katie Drive.** *Applicant: Kevin & Yvonne Heerema*
 - a. Applicant Presentation
 - b. Staff Report
 - c. Planning & Zoning Commission Report
 - d. Public Hearing
 - e. Variance

CITY COUNCIL

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.

3. **Approval of the May 16, 2023, City Council regular meeting minutes.**

4. **Approval of an Ordinance amending City Council Member appointments and areas of oversight.** *Sponsor: Mayor Bill Foulds, Jr.*
5. **Approval of an Audit Engagement Letter with Whitley Penn for the Fiscal Year 2023 Audit.**

BUSINESS AGENDA

6. **Presentation summarizing the bond pricing results of Heritage Public Improvement District Improvement Area #1 Project Series 2023 Special Assessment Revenue Bonds.** *Andre Ayala, Hilltop Securities*
7. **Public hearing and presentation regarding an Ordinance Levying Special Assessments for, and Apportioning the Costs of, Certain Improvements to Property in and for the Heritage Public Improvement District Improvement Area #1; Fixing a Charge and Lien against all properties within Improvement Area #1 of the District, and the Owners Thereof; Providing for the Manner and Method of Collection of Such Assessments; Providing for Penalties and Interest on Delinquent Assessments; Making a Finding of Special Benefit to Property in the District and the Real and True Owners Thereof; Approving a Service and Assessment Plan; Providing a Severability Clause; and Providing an Effective Date.**
 - a. Presentation
 - b. Public Hearing
8. **Discuss and consider approval of an Ordinance Levying Special Assessments for, and Apportioning the Costs of, Certain Improvements to Property in and for the Heritage Public Improvement District Improvement Area #1; Fixing a Charge and Lien against all properties within Improvement Area #1 of the District, and the Owners Thereof; Providing for the Manner and Method of Collection of Such Assessments; Providing for Penalties and Interest on Delinquent Assessments; Making a Finding of Special Benefit to Property in the District and the Real and True Owners Thereof; Approving a Service and Assessment Plan; Providing a Severability Clause; and Providing an Effective Date.**
9. **Discuss and consider approval of an Ordinance Authorizing the Issuance of the "City of Dripping Springs, Texas Special Assessment Revenue Bonds, Series 2023 (Heritage Public Improvement District Improvement Area #1 Project)"; Approving and Authorizing an Indenture of Trust, a Bond Purchase Agreement, an Offering Memorandum, a Continuing Disclosure Agreement and other Agreements and Documents in Connection therewith; Making Findings with Respect to the Issuance of such Bonds; and Providing an Effective Date.**
 - a. Presentation
 - b. Ordinance
10. **Discuss and consider approval of an agreement for Transfer of Operations from the Dripping Springs Visitors Bureau to the City of Dripping Springs.** *Sponsor: Council Member Parks*

11. **Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and Pam Owens for coordination of the Songwriters Festival.** *Sponsor: Council Member Parks*
12. **Discuss and consider approval of a Professional Services Agreement with BITwise Consulting for accounting services for the Dripping Springs Visitors Bureau.** *Sponsor: Council Member Parks*
13. **Discuss and consider approval of a Master Professional Services Agreement between the City of Dripping Springs and Deckard Technologies, Inc. for the Rentalscape Platform.** *Sponsor: Council Member Sherrie Parks.*
14. **Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and Architexas for full architectural services for the Stephenson Building and authorization for staff to issue a Notice To Proceed on Task Order #1 (Design Development).** *Sponsor: Council Member Sherrie Parks.*
15. **Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas amending the current 2022-2023 Fiscal Year Budget; Finding Municipal Purposes; Authorizing Expenditures.**
 - a. Staff Report
 - b. Public Hearing
 - c. Budget Amendment Ordinance
16. **Discuss and consider selection of bidder and approval of the 2023 Sportsplex Drive Maintenance Project Agreement between Lone Star Paving and the City of Dripping Springs and authorization for staff to finalize the agreement.**
17. **Discuss and consider selection of bidder and approval of the Ranch House Road Phase 2 Project Agreement between Myers Concrete Construction, LP and the City of Dripping Springs and authorization for staff to finalize the agreement.**
18. **Discuss and consider approval of a Request for a Fee Reduction regarding SD2022-0033, VAR2022-008, SD2022-036, and VAR2022-009 related to Projects located at 1 Heritage Oaks and 31331 Ranch Road 12 from North Hays County Emergency Services District #1.** *Sponsor: Council Member Geoffrey Tahuahua.*
19. **Discuss and consider the Appointment of Mayor Pro Tem to serve a term of one year.**
20. **Discuss and consider the Appointment of Council Members to Areas of Oversight.** *Sponsor: Mayor Bill Foulds, Jr.*
 - a. Parks & Recreation
 - b. Public Health & Safety
 - c. Utilities
 - d. Finance
 - e. Transportation & Streets
 - f. Community Services

21. Discuss and consider the Appointment of Council Members to the Transportation Committee, Economic Development Committee, and Farmers Market Committee.

- a. Transportation Committee
- b. Economic Development Committee
- c. Farmers Market Committee

REPORTS

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

22. May Maintenance Report
Craig Rice, Deputy Public Works Director

EXECUTIVE SESSION AGENDA

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

- 23. Consultation with Attorney regarding legal issues related to agreements and fees charged to political subdivisions related to development.** *Consultation with Attorney, 551.071*
- 24. Consultation with Attorney related to settlement of litigation related to code enforcement and open government.** *Consultation with Attorney, 551.071*
- 25. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service, and related items.** *Consultation with Attorney, 551.071*
- 26. Consultation with Attorney related to legislative program and matters regarding water, wastewater, utility issues, and other municipal issues at the Texas Legislature.** *Consultation with Attorney, 551.071*
- 27. Consultation with City Attorney regarding legal issues related to the Dripping Springs Visitors Bureau and related agreements.** *Consultation with City Attorney, 551.071*
- 28. Consultation with Attorney and Deliberation of Real Property regarding legal and real estate issues related to potential civic sites and street extensions and expansions.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings

June 20, 2023, at 6:00 p.m. (CC)
July 5, 2023, at 6:00 p.m. (CC & BOA)
July 18, 2023, at 6:00 p.m. (CC)
August 1, 2023, at 6:00 p.m. (CC & BOA)
August 15, 2023, at 6:00 p.m. (CC)

Board, Commission & Committee Meetings

June 7, 2023, DSRP Board at 11:00 a.m.
June 12, 2023, TIRZ Board at 4:00 p.m.
June 12, 2023, Founders Day Commission at 6:30 p.m.
June 13, 2023, Planning & Zoning Commission at 6:00 p.m.
June 14, 2023, Utility Commission at 4:00 p.m.
June 15, 2023, Farmers Market Committee at 10:00 a.m.
June 15, 2023, Emergency Management Commission at 12:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **June 2, 2023, at 5:00 p.m.***

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.