



**DRIPPING SPRINGS**  
Texas

# **CITY COUNCIL WORKSHOP & REGULAR MEETING**

**City of Dripping Springs**

**Council Chambers, 511 Mercer St, Dripping Springs, TX**

**Tuesday, July 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 Travis Crow

Council Member Place 5 Sherrie Parks

#### **Staff, Consultants & Appointed/Elected Officials present were:**

City Attorney Laura Mueller

City Treasurer Shawn Cox

IT Director Jason Weinstock

Parks & Community Services Director Andrew Binz

Transportation Engineer Leslie Pollack

### **PLEDGE OF ALLEGIANCE**

Mayor Foulds, Jr. led the Pledge of Allegiance to the Flag.

### **WORKSHOP**

- 1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2023.**

Shawn Cox presented the staff report which is on file.

No action was taken on this item.

### **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.*

Chuck Lemmond and Chris Keller-Newman spoke regarding Hometown Missions.

## **PROCLAMATIONS & PRESENTATIONS**

### **2. Annual Report on the Dripping Springs Visitors Bureau. Pam Owens, President/CEO**

Via unanimous consent, this item was postponed to the August 2, 2022, City Council regular meeting.

## **BUDGET**

### **3. Discuss and consider approval of the Proposed Ad Valorem Tax Rate for 2022.**

Shawn Cox presented the staff report which is on file. Staff recommends proposed tax rate \$0.19 per \$100.00 valuation.

A motion was made by Mayor Pro Tem Manassian to approve setting the proposed Ad Valorem Tax Rate for 2022 at \$0.19 per \$100.00 of valuation. Council Member Crow seconded the motion which carried unanimously 5 to 0, via roll call vote:

Mayor Pro Tem Manassian	Aye
Council Member King	Aye
Council Member Tahuahua	Aye
Council Member Crow	Aye
Council Member Parks	Aye

## **CONSENT AGENDA**

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

### **4. Approval of the June 21, 2022, City Council regular meeting minutes.**

### **5. Approval of the June 28, 2022, City Council Workshop & Regular meeting minutes.**

### **6. Approval of the July 5, 2022, City Council regular meeting minutes.**

### **7. Approval of the July 12, 2022, City Council regular meeting minutes.**



8. Approval of the June 2022 City Treasurer's Report.
9. Approval of an Addendum to the Memorandum of Understanding (MOU) between the Hays County Office of Emergency Services and the City of Dripping Springs related to Emergency Animal Sheltering at the Dripping Springs Ranch Park. *Sponsor: Council Member Tahuahua*
10. Approval of the reappointment of Marianne Simmons, Nikki Dahlin, and Janet Musgrove to the Farmers Market Committee for terms ending June 30, 2024.
11. Approval of the Appointment of Sharon Hamilton and Jimmy Brown to the Transportation Committee for terms ending June 30, 2024; and the Appointment of Doug Crosson as the Planning & Zoning Commission Representative for an unexpired term ending June 30, 2023.
12. Approval of an Ordinance Adopting the Official City Map of Incorporated Municipal Boundaries (City Limits) and Extraterritorial Jurisdiction of the City of Dripping Springs.

**Filed as Resolution No. 2022-R27**

13. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Driftwood Subdivision Phase 1 Section 2 Water and Wastewater Improvements.

**Filed as Resolution No. 2022-R28**

14. Approval of a Resolution Accepting Improvements and Approving and Accepting a Maintenance Bond for Driftwood Ranch Phase 1 Water and Wastewater Improvements and Releasing a Construction Bond.

**Filed as Resolution No. 2022-R29**

A motion was made by Mayor Pro Tem Manassian to approve Consent Agenda Items 4 – 14, including revised minutes as presented. Council Member Parks seconded the motion which carried unanimously 5 to 0.

## **BUSINESS AGENDA**

15. Discuss and consider acceptance of an Annexation Petition and direction to staff to negotiate an Annexation Agreement with owners to annex approximately 3.21 acres in the Extraterritorial Jurisdiction, situated in the Philip A Smith Survey located at 501 Sportsplex Drive. *Applicant: Bob Richardson, Dripping Springs Community Library*

A motion was made by Council Member Parks to accept an Annexation Petition with direction to staff to negotiate an Annexation Agreement with owners to annex approximately 3.21 acres in the Extraterritorial Jurisdiction, situated in the Philip A Smith Survey located at 501 Sportsplex Drive. Council Member Tahuahua seconded the motion which carried unanimously 5 to 0.

- 16. Discuss and consider approval of a Use Agreement between the City of Dripping Springs and Hell Country Productions, Inc. for the use of Dripping Springs Ranch Park to host a Haunted House attraction. Sponsor: Council Member Parks**

Andrew Binz and Laura Mueller presented the staff report which is on file. Staff recommends approval of the agreement.

A motion was made by Council Member King to approve a Use Agreement between the City of Dripping Springs and Hell Country Productions, Inc. for the use of Dripping Springs Ranch Park to host a Haunted House attraction. Council Member Parks seconded the motion which carried unanimously 5 to 0.

- 17. Discuss and Consider approval of the job description, employment, compensation, and benefits for the People & Communications Director. Sponsor: Mayor Foulds, Jr.**

Via unanimous consent, this item was postponed to the July 26, 2022 City Council regular meeting.

- 18. Discuss and consider Appointments to the Historic Preservation Commission for one (1) member for a term ending June 30, 2023, and three (3) members for terms ending June 30, 2024.**

Andrea Cunningham's staff report is on file.

Via unanimous consent, this was tabled for further information and taken up at the end of the agenda.

A motion was made by Mayor Pro Tem Manassian to postpone the item to the July 26, 2022 City Council regular meeting. Council Member Crow seconded the motion which carried unanimously 5 to 0.

Direction was given to staff to review board, commission, and committee membership for possible amendment.

- 19. Discuss and consider the Appointment of five (5) members to the Economic Development Committee for terms ending June 1, 2024, and the Appointment of the Chair to serve a term concurrent with their term.**

Andrea Cunningham's staff report is on file.

A motion was made by Mayor Pro Tem Manassian to appoint Robert Avera, Rex Baker, Russell Collins, Susan Kimball and John Kroll to the Economic Development Committee for terms ending June 1, 2024, and the Appointment of Kim Fernea as the Chair to serve a term concurrent with a term ending June 1, 2023. Council Member Tahuahua seconded the motion which carried unanimously 5 to 0.

Agenda items 20 – 22 were presented concurrently.

Isaac Karpay gave a presentation regarding Agenda Items 20 – 22 which is on file.

Laura Mueller and Leslie Pollack presented the staff report for Agenda Items 20 – 22, which are on file. Staff recommends approval of the planned development district zoning ordinance, offsite road agreement and wastewater agreement.



20. Discuss and consider approval of an Ordinance rezoning a 36.28-acre property from Commercial Services (CS) to Planned Development District with a base zoning of CS, with 25.38-acres of residential uses and approximately 5.8-acres of commercial uses, and approximately 5.1-acres of utility spaces, as amended by the ordinance language herein, for property located at the southwest corner of U.S. 290 and Roger Hanks Blvd., in the City of Dripping Springs, Texas, and commonly known as “New Growth”.  
*Applicant: Isaac Karpay, New Growth Living*

a. Applicant Presentation

b. Staff Report

c. Planning & Zoning Commission Report

d. Public Hearing – No one spoke during the Public Hearing.

e. Ordinance- **Filed as Ordinance No. 2022-27**

21. Discuss and consider approval of an Offsite Road Agreement for the Proposed New Growth Project. *Applicant: Isaac Karpay*
22. Discuss and Consider Approval of a Wastewater Utility Agreement for the Proposed New Growth Development. *Applicant: Isaac Karpay*

A motion was made by Council Member Tahuahua to approve Business Agenda Items 20 – 22. Council Member Parks seconded the motion which carried 4 to 1, with Council Member Crow opposed.

The City Council considered tabled Business Agenda Item 18.

18. Discuss and consider Appointments to the Historic Preservation Commission for one (1) member for a term ending June 30, 2023, and three (3) members for terms ending June 30, 2024.

Council Member King stepped down from the dais and exited the Council Chambers.

A motion was made by Mayor Pro Tem Manassian to postpone the item to the July 26, 2022 City Council regular meeting. Council Member Crow seconded the motion which carried unanimously 5 to 0.

Direction was given to staff to review board, commission, and committee membership for possible amendment.

## 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.*

Report is on file and available for review upon request.

23. Maintenance and Facilities Report

*Craig Rice, Maintenance Director*

A motion was made by Council Member Tahuahua to adjourn into Executive Session under Texas Government Code Section 551.074, Deliberation of Personnel Matters and regarding Executive Session Agenda Items 24 – 25. Council Member Crow seconded the motion which carried unanimously 4 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.*

- 24. Deliberation regarding the job description, employment, compensation, and benefits for the People & Communications Director. *Personnel Matters 551.074.***
- 25. Deliberation regarding the appointment, employment, evaluation, reassignment, compensation, and duties of Penny Appleman, Roman Baligad, Jim Bass, Andrew Binz, Kevin Campbell, Sherry Canady, Tory Carpenter, Sarah Cole, Shawn Cox, Andrea Cunningham, Brandon Elliott, Ginger Faught, Michelle Fischer, Sesario Garza, Johnathon Hill, Caylie Houchin, Alison Jamieson, Sheri Kapanka, Amy Kappler, Jesse Kennis, Howard Koontz, Johnna Krantz, Charles Gray Lahrman, Debbie Loesch, Heron Longoria, Laura Mueller, Emily Nelson, Shane Pevehouse, Dany Ramirez, Steve Rasette, Aaron Reed, Charles Reed, Craig Rice, Warlan Rivera, Jessica Selina Romero, Mackenzie Rusick, Teresa Sanders, Lily Sellers, Nick Spillar, William Stevens, Riley Sublett, and Lisa Sullivan, Andrew Thompson, Jason Weinstock. *Deliberation of Personnel Matters, 551.074***

The City Council met in Executive Session from 8:49 p.m. – 9:02 p.m.

Council Member King returned to the dais during Executive Session.

No vote or action was taken during Executive Session. Mayor Foulds, Jr. returned the meeting to Open Session at 9:02 p.m.

## **UPCOMING MEETINGS**

### **City Council & Board of Adjustment Meetings**

July 26, 2022, at 5:30 p.m.

August 2, 2022, at 6:00 p.m. (CC & BOA)

August 9, 2022, at 5:30 p.m.

August 16, 2022, at 6:00 p.m.

### **Board, Commission & Committee Meetings**

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

July 25, 2022, Transportation Committee at 3:30 p.m.

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

July 28, 2022, Farmers Market Committee at 10:00 a.m.

## **ADJOURN**

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

This regular meeting adjourned at 9:02 p.m.

**APPROVED ON:** August 2, 2022

*Bill Foulds, Jr.*

Bill Foulds, Jr., Mayor

**ATTEST:**

*Andrea Cunningham*

Andrea Cunningham, City Secretary

