

City of Dripping Springs
City Council & Board of Adjustment Meeting Agenda
Tuesday, August 21, 2018 at 5:30 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL - 5:30 p.m.

Mayor & City Council Members/Board of Adjustment

Mayor Todd Purcell
Mayor Pro Tem Bill Foulds
Council Member Travis Crow
Council Member Wade King
Council Member John Kroll
Council Member Taline Manassian

City Staff/Appointed Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
City Secretary Andrea Cunningham
City Treasurer Gina Gillis
City Planner Anjali Naini
Parks & Community Services Director Mariana Espinoza
Dripping Springs Ranch Park Manager Lynne Dickinson
Communications Coordinator Bonnie Gonzalez
Assistant City Attorney Laura Mueller
TIRZ No. 1 & No. 2 Project Manager Keenan Smith

II. WORKSHOP

No action to be taken during workshop. Staff Reports regarding Consent, Site Developments, Subdivisions, Zoning, On Site Sewage Facilities, Signs, Variances, Waivers, Special Exceptions, Annexations, Alternate Standards, Business, and Other Agenda Items listed below.

A. Budget Workshop

1. TIRZ No. 1 & No. 2
2. Wastewater Utility Fund
3. Impact Fees
4. Dripping Springs Ranch Park
5. Debt Service

III. RECESS

IV. RECONVENE AT 6:00 p.m.

V. PLEDGE OF ALLEGIANCE

VI. SPECIAL CITY COUNCIL RESOLUTION

- A. A Resolution of the City of Dripping Springs, Texas, Expressing Concerns Regarding Public Health, Safety, and Welfare Implications of Concrete Batch Plant Proposed by Lauren Concrete Inc. at 4901 W Highway 290, Dripping Springs, Texas, Urging Thorough Review of Related Permit Applications (Sponsor-Mayor Todd Purcell)**

VII. PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Mayor. The Mayor and City Council establish a time limit of two (2) minutes per speaker, for a total of thirty (30) minutes. The Mayor and City Council may extend the session.

VIII. CONSENT ITEMS

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.

A. Approval of the Regular City Council meeting minutes of July 10, 2018

IX. BUSINESS

A. Presentation and Consideration of Approval of Tax Increment Reinvestment Zone - Old Fitzhugh Road Concept Plan (Sponsor: Council Member John Kroll)

1. Presentation
2. Staff/Consultant Report
3. Public Hearing
4. Concept Plan

B. Discuss and Consider Approval of Improvements and Reimbursements Related to the Chapter 380 Economic Development Agreement for Belterra Commercial (Sponsor: Council Member Kroll)

1. Presentation
2. Staff Report

C. Discuss and Consider Approval of a Park Dedication Agreement regarding Founders Memorial Park between the City of Dripping Springs and Meritage Homes of Texas, LLC, and regarding the approved Development Agreement between the City of Dripping Springs and Meritage Homes of Texas, LLC

1. Presentation
2. Staff Report
3. Parks & Recreation Committee Recommendation
4. Public Hearing
5. Parkland

D. Discuss and Consider Approval of a Professional Services Agreement with Grant Development Services regarding the Founders Memorial Park Dedication Agreement

E. Discuss and Consider the Approval of a Co-Sponsorship Agreement between the City of Dripping Springs and Texas A&M Forest Service regarding "Coffee & Conservation" to be held August 24, 2018 (Sponsor: Council Member Wade King)

F. Discuss and Consider a Co-Sponsorship Agreement between the City of Dripping Springs, the TNSF Association and the Hays County Master Naturalists regarding the Texas Night Sky Festival to be held on March 30 -31, 2019 at Dripping Springs

Ranch Park and Event Center (*Sponsor: Council Member Wade King*)

- G. Discuss and Consider Approval of an Ordinance adding Article 6.07 to the City Code of Ordinances enacting guidelines for filming within the City Limits; Empowering the City Administrator to issue Film Permits pursuant to those guidelines; Providing for: enactment; repealer; severability; and proper notice and meeting** (*Sponsor: Council Member Taline Manassian*)
- H. City Staff Update and Review of Archive Social Software** (*Sponsor: Council Member Taline Manassian*)
 - I. Discuss and Consider the Proposed Tax Rate for the Fiscal Year 2019**
 - J. Discuss and Consider a call for a Public Hearings on the Proposed Tax Rate and the Proposed Budget for Fiscal Year 2019**

X. EXECUTIVE SESSION

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.

- A. Consultation with City Attorney Regarding Allocation of Wastewater Capacities and Potential Alternatives and Options to Currently Planned Wastewater Discharge Permitting Plans, Including Potential Additional Area Needed to Meet Wastewater Service Needs** (*551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease, or Value of Real Property*)
- B. Consultation with City Attorney regarding the Contested Case Hearing, TCEQ Docket No. 2017-1749- MWD, SOAH Docket No. 582-18-3000, Application by the City of Dripping Springs for TPDES Permit No. WQ0014488003** (*551.071 Consultation with City Attorney*)
- C. Consultation with City Attorney regarding the proposed Lauren Concrete Air Quality Standard Permit for a Concrete Batch Plant with Enhanced Controls, Registration No. 152632** (*551.071 Consultation with City Attorney*)
- D. Consultation with City Attorney regarding legal issues related to Stephenson Building Lease.** (*551.071 Consultation with City Attorney and 551.072 Purchase, Exchange, Lease or Value of Real Property*).
- E. Discussion of Personnel Matters related to duties, appointment, pay, and employment of City Administrator-Michelle Fischer, Deputy City Administrator-Ginger Faught, City Secretary-Andrea Cunningham, Receptionist-Angie Tubbs, Maintenance Director, Public Works Director, Parks and Community Services Director-Mariana Espinoza, DSRP Manager-Lynne Dickinson, Administrative Assistant-Rachel Goodnight, Accounting Clerk-Penny Appleman, Communications Coordinator-Bonnie Gonzalez, IT Coordinator-Misty Dean, Development Coordinator-Molly Mulloy, City Planner I-Anjali Naini, City Planner II, Planning Assistant-Amanda Padilla, Emergency Planning Coordinator-Roman Baligad, Code Enforcement & Construction Inspector-Aaron Reed, Building Official & Utility Clerk-Sarah Holden, Building Permit Technician-Megan Chamberlain, City Maintenance Workers-Raoul Asuan, Jim Bass, Cody Kinsey, DSRP Maintenance Director, DSRP Facility Coordinator, DSRP Facility Attendant, DSRP Maintenance**

**Workers-Sheri Kapanaka, Chris Fries, Nick Spillar, Farmers Market Manager-
Laurel Robertson, (551.074 Personnel Matters).**

XI. ANNOUNCEMENTS

- A. September 11, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting
- B. September 18, 2018 - Regular City Council Meeting, 6:00 PM Regular Meeting
- C. October 9, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

XII. ADJOURN

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. Notice is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated. I certify that the above notice of meeting was posted at City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com on the 17th day of August 2018, at 5:00 p.m..


City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

