

City of Dripping Springs
City Council & Board of Adjustment Meeting Agenda
Tuesday, September 18, 2018 at 6:00 PM
City Hall, 511 Mercer Street, Dripping Springs, Texas

I. CALL TO ORDER AND ROLL CALL - 6:00 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
Planning Director Jason Lutz
Parks & Community Services Director Mariana Espinoza
Dripping Springs Ranch Park Manager Lynne Dickinson
City Engineer Chad Gilpin
Assistant City Attorney Laura Mueller

II. PLEDGE OF ALLEGIANCE

III. PROCLAMATIONS

A. Proclamation proclaiming Tuesday, October 2, 2018 as "National Night Out" in the City of Dripping Springs, Texas (Sponsor: Council Member King)

B. Proclamation proclaiming the month of September 2018 as "National Preparedness Month" in the City of Dripping Springs (Sponsor: Council Member Manassian)

IV. 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.

V. 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 a Resolution of the City of Dripping Springs, Texas, Modifying the Consent to the Creation of the Driftwood Conservation District (Sponsor: Mayor Pro Tem Foulds)

- B. Approval of the Postponement of an Ordinance of the City of Dripping Springs Amending the City of Dripping Springs Code of Ordinances, Chapter 28, Article 28.04 - Site Development; and Providing for the Following: Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting to the Regular City Council meeting of October 9, 2018**
- C. Approval of the following: a Co-Sponsorship Agreement between the City of Dripping Springs and the Dripping Springs Running Club regarding the Run by the Creek 5k and 10k to be held on November 11, 2018; a Special Event Permit; and Temporary Street Closures for a Portion of Roger Hanks Parkway from Lucy Loop to Creek Road and Lucy Loop (*Sponsor: Council Member Manassian*)**
- D. Approval of Amendment No. 2 to Professional Services Agreement between the City of Dripping Springs and Keenan E., Smith, AIA, dba City Lights Design Alliance for TIRZ Project Management / Staff Support & Coordination Services (*Sponsor: Council Member Kroll*)**

VI. BUDGET

- A. Second Public Hearing regarding the Fiscal Year 2019 Tax Rate**
- B. Public Hearing regarding the proposed Fiscal Year 2019 City of Dripping Springs Budget**

VII. BUSINESS

- A. Public Hearing # 1: An Ordinance annexing 200.4 Acres of Land out of the Philip A. Smith League, Survey No. 26, Abstract No. 415, Hays County, Texas, Said Tract That Called 200-Acre Tract Described to William R. Scott and Bessie E. Scott, Husband and Wife as Recorded in Volume 171, Page 229 of the Deed Records of Hays County, Texas, commonly known as Scott Ranch or Big Sky**
 - 1. Staff Report - Jason Lutz
 - 2. Public Hearing
 - 3. Attachments
- B. Public Hearing # 2: An Ordinance annexing 200.4 Acres of Land out of the Philip A. Smith League, Survey No. 26, Abstract No. 415, Hays County, Texas, Said Tract That Called 200-Acre Tract Described to William R. Scott and Bessie E. Scott, Husband and Wife as Recorded in Volume 171, Page 229 of the Deed Records of Hays County, Texas, commonly known as Scott Ranch or Big Sky.**
 - 1. Staff Report - Jason Lutz
 - 2. Public Hearing
 - 3. Attachments
- C. Discuss and Consider the Approval of a Request for Waiver of Planned Development District Application Fees for Scott Tract/Big Sky Subdivision**
 - 1. Staff Report - Laura Mueller
 - 2. Fee Waiver Request
- D. Discuss and Consider Approval of an Agreement between the City of Dripping Springs and Meritage Homes of Texas, LLC, regarding Retail Water Services for Big Sky Subdivision (*Sponsor: Mayor Pro Tem Foulds*)**
- E. Discuss and Consider Approval of a Wastewater Utility Service and Fee Agreement between the City of Dripping Springs and Meritage Homes of Texas, LLC, for 200**

acres commonly known as the Scott Tract *(Sponsor: Mayor Pro Tem Foulds)*

- F. Discuss and Consider the Approval of an Interlocal Agreement between the City of Dripping Springs, and County of Hays, Dripping Springs Independent School District, and Dripping Springs Library Board regarding Cost Allocation and Reimbursement for the Dripping Springs Tax Increment Reinvestment Zone No. 1 and Tax Increment Reinvestment Zone No. 2 *(Sponsor: Council Member Kroll)***
 - 1. Staff Report
 - 2. Public Hearing
 - 3. Cost Participation and Reimbursement Agreement
- G. Discuss and Consider the selection of Board Members to the Texas Municipal League (TML) Intergovernmental Risk Pool, and authorization for the City Secretary to submit the ballot**
- H. Discuss and Consider the Appointment of one (1) individual to serve as City of Dripping Springs' Representatives to the Capital Area Council of Governments; and authorization for the City Secretary to submit the Appointment Form**
- I. Discuss and Consider the Approval of a request from Andrew Cole to terminate early his Lease Agreement with the City of Dripping Springs regarding the Dripping Springs Ranch House *(Sponsor: Mayor Purcell)***
 - 1. Staff Report
 - 2. Request for Termination of Lease

VIII. 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 the status of Development Agreements and Utility Agreements with regards to Big Sky/Scott Ranch, Cannon Residential and Commercial, Arrowhead, and Driftwood 552 *(551.071 Consultation with City Attorney)***
- E. Consultation with City Attorney regarding legal issues in regards to the Dripping**

Springs Ranch House Lease and Employee Contracts (551.071, Consultation with City Attorney and 551.072 Purchase, Exchange, Lease or Value of Real Property)

IX. ANNOUNCEMENTS

- A. September 24, 2018 - Special City Council Meeting, 5:30 PM
- B. October 9, 2018 - Regular City Council Meeting, 5:00 PM Workshop/6:30 PM Meeting
- C. October 16, 2018 - Regular City Council Meeting, 6:00 PM Regular Meeting
- D. October 23, 2018 - Regular Planning & Zoning Commission Meeting 6:30 PM
- E. November 13, 2018 - Regular City Council Meeting, 5:30 PM Workshop/6:30 PM Meeting

X. 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 14th day of September 2018, at 1:15 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.

