CITY OF DRIPPING SPRINGS, TEXAS
MINUTES OF REGULAR CITY COUNCIL MEETING
AND BOARD OF ADJUSTMENT MEETING
June 20, 2017

A City Council Regular Meeting and Board of Adjustment Meeting of the City of Dripping Springs was held Tuesday, June 20, 2017, beginning at 6:00 PM in the City Hall, 511 Mercer Street, Dripping Springs, Texas.

Present: Mayor & City Council Members/Board of Adjustment
Mayor Todd Purcell (absent)
Mayor Pro Tem Bill Foulds
Council Member Travis Crow
Council Member Wade King
Council Member John Kroll (absent)
Council Member Taline Manassian

City Staff/Appointed Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Secretary Debbie Loesch
Communications Coordinator Bonnie Gonzalez
Development Coordinator Lali Rambeau
Code Enforcement Manager Kyle Dannhaus
Assistant City Attorney Laura Mueller
Special Counsel Dottie Palumbo
Planning & Zoning Commission Chair Mim James

With a quorum of the Council present, Mayor Pro Tem Foulds called the meeting to order and led the pledge of allegiance. It was noted that Mayor Purcell and Council Member Kroll were not in attendance at the meeting.

PRESENTATION OF CITIZENS. The meeting was opened for public comments. Hearing none, the public comment section was closed.

SUBDIVISIONS. *Consideration and possible action on:*

A. Replat of North Belterra Commercial, Final Plat of the Resubdivision of North Belterra Commercial Subdivision, Being a Replat of Lots 1-4 of North Belterra Commercial Subdivision, City of Dripping Springs ETJ, as recorded in Document Number 2016040879 of the Plat Records of Hays County, Texas. *Applicant: Bradley Lingvai P.E., Big Red Dog.*

   The Staff Report was given by Lali Rambeau. The owner is requesting the replat of the existing lot 4 into 12 lots. Staff is recommending approval of the replat application contingent on the variance approval by Hays County on June 27, 2017.

The Planning and Zoning Commission Report was given by Mim James, Planning and Zoning Commission Chairman reporting that the Commission unanimously recommended approval of the replat.

Public Hearing. The Public Hearing was opened for comments. Hearing none, the Public Hearing was closed.

Replat.
A motion was made by Council Member Crow to approve the replat as recommended contingent on the variance approved by Hays County. Council Member King seconded the motion. The motion carried unanimously.

BUSINESS. *Consideration and possible action on:*

A. Report on Completion of Charro Ranch Park Chimney Swift Tower and Invasive Species Removal Eagle Scout Project, Connor Stevens.

Connor Stevens made a presentation of the project that he has worked on as his Eagle Scout project. At least 250 hours were worked on this project with 10 additional individuals helping. Funding was obtained through local donations for all costs. Council recognized and thanked Connor for his excellent work on this project and congratulated him for a job well done. There was no action taken.

B. Amendment to Roadway and Development Agreement between the City of Dripping Springs and Mickey Davidson Kroll and Jim Karhan.

A motion was made by Mayor Pro Tem Foulds to approve the amendment to the Roadway and Development Agreement. Council Member Crow seconded the motion. The motion carried unanimously.

C. Discuss and consider demolition contract between the City of Dripping Springs and Trade Ready Deconstruction for demolition of the building located at 27500 Ranch Road 12, Dripping Springs, Texas 78620.

A motion was made by Mayor Pro Tem Foulds to approve the demolition contract with Trade Ready Deconstruction in an amount of $12,960. Council Member King seconded the motion. The motion carried unanimously.

D. Discuss and possible action to consider a professional services agreement with Severn Trent Environmental Services, Inc. for contract services for the operation and maintenance of the water and wastewater systems.

A motion was made by Council Member King to approve the professional services agreement with Severn Trent for contract services for operation and maintenance of water and wastewater system subject to directing city staff and special counsel to finalize the remaining terms of the agreement with the term of the contract for one (1) year. Any significant changes to the agreement will be brought back to Council. Mayor Purcell will execute the agreement once it has been finalized. Council Member Crow seconded the motion. The motion carried unanimously.

E. Approval of appointment of Patrick Rose to the Economic Development Committee for a term expiring June 2019.

   A motion was made by Mayor Pro Tem Foulds to appoint Patrick Rose to the Economic Development Committee for a term expiring June 2019. Council Member King seconded the motion. The motion carried unanimously.

F. Discussion and possible action concerning TML Re-Rate Notice for Group Health Insurance.

   A motion was made by Council Member King to approve the renewal for fiscal year 2018, keeping the current plan. Council Member Crow seconded the motion. The motion carried unanimously.

G. Acceptance of the resignation of Angelica Reyes, City Secretary, effective June 15, 2017.

   A motion was made by Mayor Pro Tem Foulds to accept the resignation of Angelica Reyes as City Secretary. Council Member King seconded the motion. The motion carried unanimously.

H. Discussion and possible action to consider revised job description for the position of City Secretary.

   A motion was made by Mayor Pro Tem Foulds to approve the revised job description for the position of City Secretary as submitted by staff. Council Member Manassian seconded the motion. The motion carried unanimously.

I. Discussion and possible action to consider revised job description for the position of Receptionist and authorization to hire.

   A motion was made by Mayor Pro Tem Foulds to approve the revised job description for the position of Receptionist and authorized staff to initiate the hiring process. Council Member King seconded the motion. The motion carried unanimously.

J. Discussion and possible action to consider creation of full-time Information Technology Coordinator position, approval of job description, and authorization to hire.

   A motion was made by Council Member Crow to approve the creation of a full time Information Technology Coordinator position, the submitted job description and authorized staff to initiate the hiring process. Council Member King seconded the motion. The motion carried unanimously.

K. Public hearing to receive public comments regarding a petition received by the City of Dripping Springs, Texas, filed by SLF IV Property GP, LLC requesting creation of the Heritage Public Improvement District, ("PID"), approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School in the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter, located in the City of Dripping Spring's Extraterritorial Jurisdiction.

The Public Hearing was opened for comments. Hearing none, Mayor Pro Tem Foulds stated that the Public Hearing would remain open to the July 11, 2017 meeting to continue to receive comments.

There was no further action taken.

<u>ZONING</u>. *Consideration and possible action on:*

A. Ordinance No.1220.124: Zoning request and ordinance enacting Planned Development District (PDD) # 5, commonly known as "Heritage Subdivision." The area is approximately 189 acres, generally bounded by Ranch Road 12 near the northeast perimeter of the property; Old Fitzhugh Road near the eastern perimeter; Walnut Springs Elementary School at the southwestern corner; Dripping Springs Youth Sports Association Fields near the southwest perimeter; Dripping Springs High School along the western perimeter; and in close proximity to Springlake Drive at the northern perimeter. *SLF IV-Dripping Springs JV, L.P. and Bob White Investments, LP, Applicants.*

A presentation was given by the Applicant.

The Staff Report was given by Laura Mueller, Assistant City Attorney and Anjali Naini, Consulting City Planner.

Public Hearing. The Public Hearing was opened for comments. Hearing none, Mayor Pro Tem Foulds stated that the Public Hearing would remain open to the July 11, 2017 meeting to continue to receive comments.

<u>Ordinance No.1220.124: Planned Development District (PDD) No. 5.</u>
A motion was made by Council Member Crow to table the item to the July 11, 2017 meeting for additional public comments. Council Member King seconded the motion. The motion carried unanimously.

<u>EXECUTIVE SESSION.</u> *The City Council for the City of Dripping Springs convened into executive session at 7:06 p.m. in accordance with the authority contained in the 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) to consult with the City Attorney regarding the following:*

A. Legal Requirements and Procedures for the Potential Creation of Certain Special Districts to Finance Improvements Benefiting the Heritage Subdivision including a Wastewater Agreement *(551.071 Consultation with City Attorney).*
B. Temporary Wastewater Pump and Haul for the Arrowhead Ranch Subdivision Consistent with the Terms and Conditions Found in the Second Amendment and Restated Wastewater Utility Agreement between the City of Dripping Springs and Forestar (USA) Real Estate Group, Inc. *(551.071 Consultation with City Attorney)*
C. Proposed Settlement Agreement between the City of Dripping Springs, the City of Austin and other Parties regarding Texas Pollutant Discharge Elimination System Permit No. WQ001448803 *(551.071 Consultation with City Attorney)*
D. 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)*
E. Accounting procedures, records retention, and inquiry into execution by staff of proper accounting and records retention. *(551.071 Consultation with City Attorney).*
F. Real Property transaction and consultation with City Attorney regarding property located in Headwaters at Barton Creek. *(551.071 Consultation with Attorney; 551.072 Deliberation of Real Property)*
G. Potential purchase of all or a portion of real property related to the Transportation Plan. *(551:072 Purchase, Exchange, Lease or Value of Real Property)*
H. Personnel matters, *under 551.074 Personnel Matters,* regarding revised job descriptions for positions of City Secretary and Receptionist, and creation of position for Information Technology Coordinator.

The Executive Session adjourned at 7:40 p.m. and the Open Meeting was reconvened.

<u>ADJOURNMENT.</u> A motion was made by Council Member Crow to adjourn the Open Meeting with a second by Council Member Manassian. The motion carried unanimously. The meeting was adjourned at 7:41 p.m.

Respectfully submitted,

Deborah L. Loesch

Deborah L. Loesch
Deputy City Secretary

These minutes were approved on the 11th day of July, 2017.