

City Council Meeting Minutes

A regular meeting of the City of Dripping Springs City Council was held Tuesday, November 10, 2015, beginning at 5:30 PM at 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 Santos Alba

Council Member Charles Busbey

Council Member Wade King

Council Member John Kroll

City Staff/Appointed Officials

City Administrator Michelle Fischer

Deputy City Administrator Ginger Faught

Director of Public Works and Development Rick Coneway

Code Enforcement Manager Jon Thompson

City Secretary Kerri Craig

Planning and Zoning Commission Chair Mim James

City Attorney Alan Bojorquez

City Treasurer Gina Gillis

DS Ranch Park Manager Lynne Dickinson

Mayor Todd Purcell calls the meeting to order at 5:30pm. All present except Director of Public Works and Development Rick Coneway.

II. WORKSHOP

No action to be taken. 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.

III. 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).

- A. Deliberation regarding Personnel Matters related to job description, salary, benefits, compensation, and hiring of Dripping Springs Ranch Park Lead Maintenance Worker, 551.074 (Personnel Matters)
- B. 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 Attorney and 551:072 Purchase, Exchange, Lease or Value of Real Property)

Convened to executive session at 5:51pm. Present: Mayor Todd Purcell, Mayor Pro Tem Bill Foulds, Council Member Santos Alba, Council Member Charles Busbey, Council Member Wade King, Council Member John Kroll, City Administrator Michelle Fischer, Deputy City Administrator Ginger Faught, and City Attorney Alan Bojorquez. Recessed at 6:25pm.

IV. RECESS

V. RECONVENE AT 7:00 p.m.

VI. PLEDGE OF ALLEGIANCE – Luke Medina, resident Boy Scout, leads the Pledge of Allegiance.

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 may establish a time limit as necessary. No one speaks.

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 Regular Meeting Minutes, October 20, 2015
- B. Approval of Treasurer's Report for October 2015
- C. Approval of Appointment of DeNae Lee to Serve on the Founders Day Commission, Term to Expire June 2016
- D. Approval of Hotel Occupancy Tax Agreement between the City of Dripping Springs and the Dripping Springs, Texas Chamber of Commerce, Inc.
- E. Approval of Professional Services Agreement between the City of Dripping Springs and Perento Technologies for Managed Information Technology Services and Support
- F. Resolution No. 2016-05: A Resolution of the City of Dripping Springs Authorizing the Mayor to Sign the Monarch Butterfly Pledge (*Sponsor: Council Member Santos Alba*)
- G. Approval of Amendment to the Contractor Agreement between the City of Dripping Springs and Ground Exchange for Drainage Improvements at Veterans Memorial Park/The Triangle and Wallace Street
- H. Approval of Amendment to the Consulting Services Agreement between the City of Dripping Springs and Klotz & Associates, Inc. for Hydrologic and Hydraulic Evaluation of Little Barton Creek Dam at Dripping Springs Ranch Park
- I. Approval of Contract No. 7215129 Between the City of Dripping Springs and the Texas Department of Agriculture for the Community Development Fund
- J. Approval of Contractor Agreement between the City of Dripping Springs and Southwest Erectors for Installation of Rollup Doors in the Vendor Area and Installation of Door in Veterinary Room at Dripping Springs Ranch Park Event Center (*Sponsor: Mayor Todd Purcell*)

Council Member Santos Alba motions to approve consent items A through I. Council Member Charles Busbey seconds. VOTE: 5-0 in favor, motion passes. No action was taken on item J.

IX. SUBDIVISIONS

Consideration and Possible Action On:

- A. Replat of Lots 1-3, Block A of Oakridge Park, Section 1 at Kinnicinik; Located North and Northwest of the Intersection of Kinnicinik Loop and FM1826; *John Clark, PE, on behalf of Bill Hall, Trustee of the Ben L. Parten, Jr. Trust and as Trustee of the Martha J. Parten Trust, Applicants*
1. Presentation - None
 2. Staff Report – Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the replat.
 3. Planning and Zoning Commission Report – Commission Chair Mim James states that the Commission voted to approve the replat.
 4. Public Hearing – Bruce Turbow asks Council to clarify the size of the lots
 5. Replat - Council Member Santos Alba motions to approve the replat. Mayor Pro Tem Bill Foulds seconds. VOTE: 5-0 in favor, motion passes.
- B. Replat of Lots 1-18, Block E; Lots 2-3, Block G; and Lots 1-9, Block H, Oakridge Park @ Kinnicinik, Section 2 and a portion of Oakridge Park @ Kinnicinik, Section 1; Located North and Northwest of the Intersection of Kinnicinik Loop and FM1826; *John Clark, PE, on behalf of Bill Hall, Trustee of the Ben L. Parten, Jr. Trust and as Trustee of the Martha J. Parten Trust, Applicants*
1. Presentation - None
 2. Staff Report - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the replat.
 3. Planning and Zoning Commission Report - Commission Chair Mim James states that the Commission voted to approve the replat.
 4. Public Hearing - None
 5. Replat - Council Member Santos Alba motions to approve the replat. Mayor Pro Tem Bill Foulds seconds. VOTE: 5-0 in favor, motion passes.
- C. Preliminary Plat and Parkland Dedication for Caliterra, Phase 2, Sections 7 & 8, Located at 26025 Ranch Road 12, *Kevin Kendrick, Development Solutions CAT LLC, Applicant*
1. Presentation – Felix Manka, CMA Engineering
 2. Staff Report - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the preliminary plat and parkland dedication.
 3. Parks and Recreation Commission Report – The Commission voted to approve the Parkland Dedication.
 4. Planning and Zoning Commission Report - Commission Chair Mim James states that the Commission voted to approve the preliminary plat and parkland dedication.
 5. Public Hearing – No one speaks
 6. Parkland Dedication – Council Member John Kroll motions to approve the parkland dedication. Council Member Santos Alba seconds. VOTE: 5-0 in favor, motion passes.
 7. Preliminary Plat – Council Member Santos Alba motions to approve the preliminary plat. Council Member John Kroll seconds. VOTE: 5-0 in favor, motion passes.

X. SITE DEVELOPMENTS

Consideration and Possible Action On:

A. Site Plan for Darden Hill Business Park; Located at 211 Darden Hill Road, Driftwood, *Hugo Elizondo, PE, Cuatro Consultants, Applicant's Agent*

1. Presentation - None
2. Staff Report - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of the site plan.
3. Planning and Zoning Commission Report - Commission Chair Mim James states that the Commission voted to approve the site plan.
4. Public Hearing –
Dennis Cook – 204 Darden Hill Road, speaks in opposition to this site plan.
Annis Cook – 204 Darden Hill Road, speaks in opposition to this site plan.
Lynn Fitchner – 195 Darden Hill Road, speaks in opposition to this site plan.
Jeffrey Fry – Speaks in opposition to this site plan.
Lindsey Muse – 201 Darden Hill Road, Provides a presentation in opposition to, and regarding the impact of, this development on Darden Hill.
5. Site Plan - Council Member Santos Alba motions to approve the site plan with the condition that the developer conforms to the City's Lighting ordinance. Mayor Pro Tem Bill Foulds seconds. VOTE: 5-0 in favor, motion passes.

XI. ZONING

Consideration and Possible Action On:

- A. Ordinance No. 1220.98: An Ordinance of the City of Dripping Springs Amending Chapter 30, Exhibit A, Section 3.5 Single-Family Residential-Town Center to Expand the Purpose, Descriptions, Permitted Uses, Area and Height Regulations, and Special Requirements for the SF-3 Zoning District; and Providing for the Following; Findings of Fact; Enactment; Repealer; Severability; Codification; Effective Date; and Proper Notice and Meeting.
1. Staff Report and Presentation - Code Enforcement Manager Jon Thompson, report on file. Staff recommends approval of Ordinance 1220.98.
 2. Planning and Zoning Commission Report - Commission Chair Mim James states that the Commission voted to approve Ordinance 1220.98.
 3. Public Hearing – No one speaks
 4. Ordinance No. 1220.98 - Council Member John Kroll motions to adopt Ordinance 1220.98 according to staff's recommendations. Council Member Wade King seconds. VOTE: 3-2 in favor, Mayor Pro Tem Bill Foulds and Council Member Charles Busbey vote Nay, motion passes.

XII. PARKS AND RECREATION

- A. Request from Dripping Springs Independent School District to Hold End of Year 5th Grade Celebration at Dripping Springs Ranch Park for a Reduced Fee (*Sponsor: Council Member Wade King*)
1. Staff Report – DSRP Manager Lynne Dickinson, report on file. Staff recommends that Council approve a reduced fee of \$200 to meet costs at DSRP for this event, and that students and participants be asked to assist with trash disposal and clean up during the event.
Council Member Wade King motions to approve the request according to staff's

recommendations. Council Member Santos Alba seconds. VOTE: 5-0 in favor, motion passes.

B. Request from Dripping Springs Independent School District Middle School to Hold Their Texas Independence Day Celebration at Dripping Springs Ranch Park for a Reduced Fee (*Sponsor: Council Member Wade King*)

1. Staff Report - DSRP Manager Lynne Dickinson, report on file. Staff recommends that Council approve a reduced fee of \$200 to meet costs at DSRP for this event, and that students and participants be asked to assist with trash disposal and clean up during the event.

Council Member Wade King motions to approve the request according to staff's recommendations. Council Member John Kroll seconds. VOTE: 5-0 in favor, motion passes.

C. Resolution No. 2016-06: A Resolution of the City of Dripping Springs Revising the Dripping Springs Ranch Park Rental Policy Regarding the Failure of a Lessee to Comply with the City of Dripping Springs Code of Ordinances Resulting in Losing Rental Privileges for Park Facilities (*Sponsor: Mayor Pro Tem Bill Foulds*)

1. Staff Report – DSRP Manager Lynne Dickinson, report on file. Staff recommends approval of Resolution 2016-06.
2. Resolution No. 2016-06 – This item was tabled and no action was taken.

XIII. BUSINESS

Consideration and Possible Action On:

A. Resolution 2016-04: A Resolution of the City of Dripping Springs Casting the City's Votes in the Hays Central Appraisal District Annual Election of Board of Directors

Council Member John Kroll motions to approve Resolution 2016-04, authorizing City Administrator Michelle Fischer to cast the City's votes. Council Member Santos Alba seconds. VOTE: 5-0 in favor, motion passes.

XIV. REPORTS OF AGENCIES, COMMISSIONS AND STAFF

- A. Farmers Market Manager's Monthly Report
- B. Dripping Springs Ranch Park Monthly Report
- C. Transportation Committee Monthly Report
- D. Economic Development Committee Monthly Report

XV. ANNOUNCEMENTS

- A. Regular City Council Meeting, November 17, 2015 at 6:00 p.m.
- B. Special Planning and Zoning Commission Workshop, November 17, 2015 at 5:30 p.m.
- C. Regular Planning & Zoning Commission Meeting, November 17, 2015 at 7:00 p.m.
- D. Special City Council Meeting, December 1, 2015 at 5:30 p.m.

XVI. **ADJOURN** - Council Member Santos Alba motions to adjourn the meeting. Council Member Wade King seconds. VOTE: 5-0 in favor, motion passes. Meeting adjourns at 8:45pm.