

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 3rd day of January 2023, the City Council convened in regular session at 6:00 pm in the City Hall Council Chambers located at 800 Third Street, Marble Falls, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

<u>PRESENT:</u>	Richard Westerman	Mayor
	Dave Rhodes	Mayor Pro-Tem
	William (Dee) Haddock	Councilmember
	Lauren Haltom	Councilmember
	Griff Morris	Councilmember
	Reed Norman	Councilmember

<u>ABSENT:</u>	Bryan Walker	Councilmember
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<u>STAFF:</u>	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Christina McDonald	City Secretary
	Brad Bullock	Attorney
	Jeff Lazenby	Director of Finance
	Glenn Hanson	Police Chief
	Trisha Ratliff	Assistant Chief of Police
	Russell Sander	Fire Chief
	Tommy Crane	Fire Marshal
	Erin Burks	Downtown and Marketing Manager
	Lacey Dingman	Director of Parks and Recreation
	James Kennedy	Director of Public Works
	Jay Everett	Assistant Director of Public Works
	Christian Fletcher	EDC Executive Director
	Scarlet Moreno	City Planner
	Angel Alvarado	Director of Human Resources
	Kyle Southern	Parks Crew Leader
	Karinne Monne	Recreation Coordinator
	Daulton Mobley	Recreation Manager
	Jake Eason	Park Superintendent
	Tony Kelly	Facility Supervisor

VISITORS: MaxAnne Jones, Claude Haring, Nancy Ebeling, Nathan Bush (Daily Trib), Ricardo Martinez (Martinez Architects), Gray Gibson (Endura), Bill Walker (Walker Southwest)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Westerman called the meeting to order at 6:00 pm and announced the presence of a quorum.
2. **INVOCATION.** Councilmember Haddock gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND THE TEXAS FLAG.** Mayor Westerman led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS**
 - **Update from Parks and Recreation Department and Christmas Events.** Lacey Dingman, Director provided an update on the Parks and Recreation Department, followed by Erin Burks, Downtown and Marketing Manager, who updated Christmas events.
5. **CITIZEN COMMENTS.** There were no citizen comments.
6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the December 6, 2022 regular meeting.**
 - (b) **Approve the appointment of Brian Shirley as a citizen representative to the Capital Improvement Plan Committee.**
 - (c) **Approve appointments of City Manager Mike Hodge, Councilmember William (Dee) Haddock, Chamber Director Jarrod Metzgar and Marble Falls Economic Development Corporation Executive Director Christian Fletcher to the Hotel Motel Tax Advisory Committee.**
 - (d) **Approve the appointment of Steve Hurst to the Zoning Board of Adjustment.**
 - (e) **Approve appointments to Place 1 Fred Zagst, Place 3 Danny Miller, Place 5 Greg Mills and Place 7 Nancy Ebeling of the Planning and Zoning Commission.**
 - (f) **Approve appointments of Kyle Stripling as State Senator Representative, Joe Don Dockery as State Representative, Lori Brix and Rebecca Nunnally to the Tax Increment Reinvestment Zone Board No. 1.**
 - (g) **Approve the appointment of Kyle Stripling to serve as Chair of the Tax Increment Reinvestment Zone Board No. 1.**

Councilmember Norman made a motion to approve the consent agenda. The motion was seconded by Councilmember Haddock and carried by a unanimous vote (6-0).

7. REGULAR AGENDA.

- (a) **Discussion and Action on appointments to Places 1, 3, 5, and 7 of the Parks and Recreation Commission.** Christina McDonald, City Secretary presented the item. Mayor Pro-Tem Rhodes motioned to appoint Celia Merrill, Dan Cone, Claude Harding and Jeff Steele to Places 1, 3, 5, and 7. The motion was seconded by Councilmember Haddock and carried by a vote of 5-1, with Councilmember Norman voting in opposition.
- (b) **Discussion and Action regarding approval of a Professional Services Agreement with Martinez Architects for design architectural services for the renovation of Fire Station 1 and authorizing the City Manager to execute the agreement.** Russell Sander, Fire Chief addressed Council followed by Ricardo Martinez (Martinez Architects). Mayor Pro-Tem Rhodes motioned to approve the professional services agreement with Martinez Architects in an amount not to exceed \$246,500 and authorize the City Manager to execute the agreement. Councilmember Norman seconded the motion. The motion was carried by a vote of 6-0.
- (c) **Public Hearing, Discussion, and Action on Ordinance 2023-O-01A regarding a right of way abandonment of approximately 0.18 acres, City of Marble Falls, portion of Twelfth Street and Main Street, Burnet County, TX, located on the north side of Twelfth Street between US Hwy 281 and Main Street adjacent to property located at 1125 N. US 281, Marble Falls, Texas 78654.** Scarlet Moreno, City Planner addressed Council. Mayor Westerman opened the public hearing. There being no further discussion, Mayor Westerman closed the public hearing and read the ordinance caption. Councilmember Haddock made a motion to approve Ordinance 2023-O-01A with the city staff right-of-way valuation of \$79,875.20 contingent upon the following:
- Applicant to provide sidewalks and curbs on Twelfth Street and Main Street adjacent to the portion adjacent to their property;
 - Application to provide new mete and bounds so City can retain a portion of the right-of-way to adjust turning radius; and
 - Applicant to replat the property to include the abandoned right-of-way within nine months of approval.

The motion was seconded by Councilmember Morris and carried by a vote of 6-0.

- (d) **Public Hearing, Discussion, and Action on Ordinance 2023-O-01B regarding an amendment to a Planned Development District, 99 Main PDD Ordinance No. 2017-O-02D, with base zoning of Downtown District (DN) for Lot 1B, Block 332, Subdivision Marble Falls Original Township, located north of Yett Street between Main and Avenue H.** Scarlet Moreno, City Planner addressed Council. Mayor Westerman opened the public hearing. Developer Bill Walker addressed Council regarding the proposed project. There being no further discussion, Mayor Westerman closed the public hearing and read the ordinance caption. Councilmember Haddock made a motion to approve Ordinance 2023-

O-01B. The motion was seconded by Mayor Pro-Tem Rhodes and carried by a vote of 6-0.

Mayor Westerman opened items 7(e) and 7 (f) for discussion.

(e) Discussion and Action regarding a Preliminary Plat establishing Cefco Marble Falls Addition, Lot 1, Block, 1, City of Marble Falls, Burnet County, Texas, and approval of an Improvement Agreement. Scarlet Moreno, City Planner presented the preliminary plat. Mayor Pro-Tem Rhodes made a motion to approve the preliminary plat as presented. Councilmember Norman seconded the motion, which carried by a vote of 6-0. Councilmember Norman moved to amend the motion to include the approval of the improvement agreement. The motion was seconded by Councilmember Haddock and carried by a unanimous vote (6-0).

(f) Discussion and Action regarding a Final Plat establishing Cefco Marble Falls Addition, Lot 1, Block, 1, City of Marble Falls, Burnet County, Texas. Scarlet Moreno, City Planner addressed Council. Mayor Pro-Tem Rhodes made a motion to approve the final plat. Councilmember Norman seconded the motion. The motion carried by a vote of 6-0.

8. CITY MANAGER'S REPORT. City Manager Mike Hodge provided an update on Air Evac.

9. EXECUTIVE SESSION CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION Pursuant to §551.071 (Private Consultation between the Council and its Attorney) and Pursuant to §551.072 (Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property) of the Open Meetings Act. Tex. Gov't Code, Council will meet in Executive Session to discuss the following:

- Consultation with City Attorney regarding Public Facility Corporation proposal
- Discussion regarding the acquisition of real property for the new City Hall project and park and utility sites

8:00 pm Council convened to Executive Session

9:08 pm Council returned to Open Session

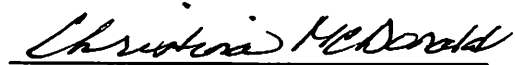
10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION. Councilmember Haddock motioned to authorize the Mayor to enter into an Earnest Money Agreement as discussed in Executive Session for the acquisition of real property for the new City Hall project and park and utility sites. Councilmember Morris seconded the motion. The motion carried by a vote of 5-1, with Councilmember Norman voting in opposition.

11. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS. Council reviewed the draft agenda for the January 17 meeting.

12. ADJOURNMENT. There being no further business to discuss, Councilmember Haddock motioned to adjourn. Councilmember Morris seconded the motion. The meeting was adjourned at 9:11 pm.


Richard Westerman, Mayor

ATTEST:


Christina McDonald, TRMC
City Secretary

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