

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

On this the 2<sup>nd</sup> day of June 2020 the City Council convened in regular session at 6:00 pm at the Lakeside Pavilion located at 307 Buena Vista, 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.

**PRESENT:**

John Packer	Mayor
Craig Magerkurth	Councilmember
Celia Merrill	Councilmember
Reed Norman	Councilmember
Rene Rosales	Councilmember
Dave Rhodes	Councilmember

**ABSENT:**

Richard Westerman	Mayor Pro-Tem
-------------------	---------------

**STAFF:**

Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Christina McDonald	City Secretary
Patty Akers	City Attorney
Baron Sauls	Director of Finance
Mark Whitacre	Chief of Police
Valerie Kreger	Director of Development Services
Christian Fletcher	Executive Director MFEDC
Kacey Paul	City Engineer
James Kennedy	Director of Public Works
Jay Everett	Assistant Director of Public Works
Mike Ingalsbe	Building Official
Russell Sander	Fire Chief
Tommy Crane	Fire Marshal
Lacey Dingman	Director of Parks and Recreation
Scott Bush	Parks and Recreation Superintendent

**VISITORS:** Connie Swinney Ridgely (The Highlander), Alex Copeland (Daily Trib), Greg Ritchie (1000 Marble Heights Drive), Dennis Goral (Willdan Financial Services), Scott Swiderski (Trihydro)

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer called the meeting to order and announced the presence of a quorum.

2. **INVOCATION.** Councilmember Merrill gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Councilmember Norman led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS.** There were no updates, presentations, proclamation or recognitions.
5. **CITIZEN COMMENTS.** There were no citizen comments.
6. **CONSENT AGENDA.**
  - (a) **Approval of the minutes of the May 19, 2020 regular meeting.**
  - (b) **Approval of the acceptance of a Coronavirus Relief Fund Grant and authorize the Mayor to execute the terms and conditions.**


Councilmember Rhodes made a motion to approve the consent agenda. Councilmember Merrill seconded the motion. The motion carried by a unanimous vote. (6-0).

7. **REGULAR AGENDA.**
  - (a) **Public Hearing, Discussion, and Action on Ordinance 2020-O-05C regarding a Conditional Use Permit to allow for single family detached use within the Neighborhood Commercial (NC) District, Lot 1, Pleasant Valley Estates, City of Marble Falls Estates, City of Marble Falls, Burnet County, Texas.** Valerie Kreger, Director of Development Services addressed Council. Mayor Packer opened the public hearing. Greg Ritchie addressed Council. After discussion regarding extension of water line requirements to the property, Mayor Packer closed the public hearing and read the caption of the Ordinance.


Councilmember Merrill made a motion to grant a conditional use permit to authorize one single family residence for single family purposes on the property and to authorize water service to the property to be provided by the landowner's water well. The requirement that property tie in to the city water system upon development is deferred until one of the following events occurs and use of the water well to provide water service is conditioned on the landowner's agreement to connect to the city water system in the event that the property is used, or proposed to be used, for a purpose other than the purpose approved by this CUP, if the property is further subdivided or developed or sold for a purpose other than the purpose of the CUP, or in the event that the city's water system is extended to the owner's property line, or if the property to the east of the CUP property requests development permits from the City. If any such event occurs, the owner shall be required to connect to the City water system and pay his pro rata fair share of the costs for extension of the water line in accordance with city ordinances for extension of utilities. The CUP permit will terminate and expire if the

property is used for any purpose other than for one single family residence. However, the obligation to pay for pro rata costs of extending water to the property shall survive termination and expiration. Councilmember Magerkurth seconded the motion. The motion carried by a vote of 4-2, with Councilmembers Norman and Rhodes voting opposed.

- (b) Discussion and Action on a Professional Services Agreement between the City of Marble Falls and Willdan Financial Services for professional consulting services necessary to conduct a Water and Wastewater Rate Study and authorize the City Manager to execute the agreement.** Baron Sauls, Director of Finance addressed Council. Dennis Goral representing Wildan Financial Services was present. Councilmember Rhodes made a motion to approve the professional services agreement with Wildan Financial Services in the amount of \$23,680.00 and authorize the City Manager to execute the agreement. Councilmember Magerkurth seconded the motion. The motion carried by a vote of 6-0.
8. **CITY MANAGER'S REPORT.** City Manager Mike Hodge gave an update on the 2018 flood recovery.
9. **EXECUTIVE SESSION**  
**CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION pursuant to §551.071 (*Private Consultation between the Council and its Attorney*) of the Open Meetings Act. Tex. Gov't. Code, Council will meet in Executive Session to discuss the following:**
- **Consultation with City Attorney regarding legal rights and obligations associated with the Flatrock Development Agreement**
- 6:49 pm Convened to Executive Session  
 7:27 pm Returned to Open Session
10. **RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.
11. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.** Agenda items scheduled for the June 16, 2020 regular meeting were reviewed.
12. **ADJOURNMENT.** There being no further business to discuss, the meeting was adjourned at 7:28 pm.

  
\_\_\_\_\_  
**John Packer, Mayor**

**ATTEST:**

  
\_\_\_\_\_  
**Christina McDonald, TRMC**  
**City Secretary**