

**COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 18th day of June 2019 the Council of the City of Marble Falls convened in regular session at 6:00 pm at the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, 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>	John Packer	Mayor
	William (Dee) Haddock	Councilmember
	Celia Merrill	Councilmember
	Dave Rhodes	Councilmember
<u>ABSENT:</u>	Richard Westerman	Mayor Pro-Tem
	Craig Magerkurth	Councilmember
	Reed Norman	Councilmember
<u>STAFF:</u>	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Christina McDonald	City Secretary
	Patty Akers	City Attorney
	Robert Moss	Director of Parks and Recreation
	Monique Breaux	Recreation Coordinator
	Valerie Kreger	Director of Development Services
	Mike Ingalsbe	Building Official
	Mark Whitacre	Chief of Police
	Russell Sander	Fire Chief
	Tommy Crane	Fire Marshal
	Erin Burks	Downtown Coordinator
	James Kennedy	Director of Public Works
Kacey Paul	City Engineer	

VISITORS: Denise Anderson and Gregory Miller (Bickerstaff, Heath, Delgado, Acosta), Rick Rosenberg and Zac Crawford (DPFG), Mark McLiney (SAMCO Capital Markets), Stan Hemphill (Chief Appraiser Burnet Central Appraisal District), Connie Swinney (The Highlander), Jared Fields (Tribune), Rene Rosales (Planning & Zoning Commissioner), Tripp Davenport (FMSBonds), Henry Hohenberger, Mark Mayfield (EDC Director/Texas Housing Foundation), Paul and Barbara King (Helping Center), Kristen Boswell (PLACE Designers), Chris Cacheris (Harvard Investments), Alison Snyder (P3Works), Tally Williams (Metcalf Wolff Stewart & Williams), Jodi Copley (Indigo Cellars), Norman Lucas (Brass Hall)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer called the meeting to order at 6:00 pm.

2. **INVOCATION.** Councilmember Merrill gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Councilmember Haddock led the pledges.
4. **UPDATES, PRESENTATIONS AND RECOGNITIONS**
 - **Update from the Burnet Central Appraisal District.** Stan Hemphill, Chief Appraiser provided the update.
 - **Update from the Parks and Recreation Department.** Robert Moss, Parks and Recreation Director gave the update, including Lakeside Park Improvements Phase 1a. Mr. Moss also recognized Recreation Coordinator Monique Breaux for her accomplishments.
 - **Update from the Marble Falls Economic Development Corporation.** Christian Fletcher, Executive Director provided the update.
5. **CITIZEN COMMENTS.** Robert Darden addressed Council regarding recent zoning changes and the need for a variance for the property located at 211 Ave. J in order to proceed with his proposed development.

Ms. Robin Rivers (Operations Manager Rae's Bar and Grill) addressed Council regarding the need for handicapped parking on Main Street.

6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the June 4, 2019 regular meeting.**
 - (b) **Approval of a release and termination of a 15-foot wide existing Temporary Construction Easement on 80.65 acres of land owned by Ellison Roper Land Corporation.**
 - (c) **Approve the cancellation of the July 2, 2019 regular meeting.**

Councilmember Haddock made a motion to approve the consent agenda. The motion was seconded by Councilmember Merrill and carried by a vote of 4-0.

7. **REGULAR AGENDA.**
 - (a) **Public Hearing, Discussion and Action on Ordinance 2019-O-06D for a Conditional Use Permit to allow for Social Service use within the Downtown Residential District (DR) on Lots 1-C & 2-A, Block 147, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas.** Valerie Kreger, Director of Development Services addressed Council. Mayor Packer opened the public hearing. There being no discussion, Mayor Packer closed the public hearing and read the caption of the ordinance. Councilmember Haddock made a motion to approve Ordinance 2019-O-06D as presented. Councilmember Rhodes seconded the motion. The motion carried by a vote of 4-0.

- (b) Public Hearing, Discussion and Action on Ordinance 2019-O-06E for a Conditional Use Permit to allow for Apartment use within the Downtown Residential District (DR) on Lot 1-C, Block 147, Marble Falls Original Township, City of Marble Falls, Burnet County, Texas.** Valerie Kreger, Director of Development Services addressed Council. Mayor Packer opened the public hearing. There being no discussion, Mayor Packer closed the public hearing and read the caption of the ordinance. Councilmember Merrill made a motion to approve Ordinance 2019-O-06E as presented. Councilmember Rhodes seconded the motion. The motion carried by a vote of 4-0.
- (c) Public Hearing, Discussion and Action on Ordinance 2019-O-06A making a finding of special benefit to the property in the Gregg Ranch Public Improvement District; providing for the method of assessment of special assessment against property in the District; approving assessment rolls for the District; levying assessments against property in the District; providing for payment of the assessments; providing for penalties and interest on delinquent assessments; establishing a lien on property within the District; approving a service and assessment plan; providing for related matters in accordance with Chapter 372, Texas Local Government Code; providing an effective date; and providing for severability.** Caleb Kraenzel, Assistant City Manager introduced representatives of the Gregg Ranch PID team, including city staff members. Gregory Miller, Attorney Bickerstaff, Delgado, Acosta addressed Council followed by Mark McLiney (SAMCO Capital Market). Mr. Mayor Packer opened the public hearing. There being no further discussion, Mayor Packer closed the public hearing and read the caption of the ordinance. Councilmember Rhodes made a motion to act favorably on Ordinance 2019-O-06A. Councilmember Merrill seconded the motion. The motion carried by a vote of 4-0.

Mayor Packer opened items 7(d) and 7 (e).

- (d) Discussion and Action on Ordinance 2019-O-06B authorizing the issuance of the City of Marble Falls, Texas Special Assessment Revenue Bonds, Series 2019 (Gregg Ranch Public Improvement District Major Improvement Area Project); approving and authorizing an indenture of trust, a bond purchase agreement, a limited offering memorandum, a continuing disclosure agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.** Mayor Packer opened the public hearing. There being no discussion, Mayor Packer closed the public hearing and read the caption of the ordinance. Councilmember Merrill made a motion to act favorably on Ordinance 2019-O-06B. Councilmember Rhodes seconded the motion. The motion carried by a vote of 4-0.
- (e) Discussion and Action on Ordinance 2019-O-06C authorizing the issuance of the City of Marble Falls, Texas Special Assessment Revenue Bonds, Series 2019 (Gregg Ranch Public Improvement District Neighborhood Improvement Area #1 Project); approving and authorizing an indenture of trust, a bond purchase agreement, a limited offering memorandum, a continuing disclosure agreement, and other agreements and**

documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date. Mayor Packer opened the public hearing. There being no discussion, Mayor Packer closed the public hearing and read the caption of the ordinance. Councilmember Rhodes made a motion to act favorably on Ordinance 2019-O-06C. Councilmember Merrill seconded the motion which carried by a unanimous vote (4-0).

(f) **Discussion and Action on approving the La Ventana Public Improvement District 2019 Annual Service Plan Update including the updated Assessment Roll.** Alyson Snyder (P3Works) addressed Council. Councilmember Rhodes made a motion to approve the service plan as presented. Councilmember Merrill seconded the motion. The motion carried by a unanimous vote (4-0).

(g) **Discussion and Approval on Resolution 2019-R-06D accepting the 2019 Sidewalk Master Plan for the City of Marble Falls.** City Engineer Kacey Paul presented the proposed 2019 Sidewalk Master Plan. Councilmember Merrill made a motion to approve Resolution 2019-R-06D. The motion was seconded by Councilmember Haddock and carried by a unanimous vote (4-0).

8. **CITY MANAGER'S REPORT.** The City Manager did not provide a report.

Council took a break prior to convening in Executive Session to allow time for the Mayor and City Secretary to sign documents related to the Gregg Ranch PID.

9. **EXECUTIVE SESSION**

CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION pursuant to §551.07 (*Private Consultation between the Council and its Attorney*), §551.072 (*Deliberation regarding the Purchase, Exchange, Lease or Value of Real Property*), pursuant to §551.087 (*Deliberation Regarding Economic Development Negotiations*), and Pursuant to §551.074 (*Deliberation Regarding the Appointment, Employment, Employment Evaluation, Reassignment, Duties, discipline or Dismissal of a Public Officer or Employee or to Hear a Complaint or Charge Against an Officer or Employee*)) of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the following:

- Consultation with City Attorney regarding Los Escondidos Annexation
- Discussion regarding the acquisition of Property for Park Land
- Annual Evaluation – City Manager Mike Hodge

7:35 pm Council convened to Executive Session

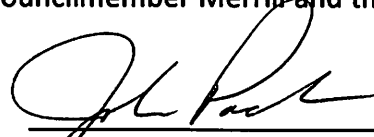
9:32 pm Council returned to Open Session

10. **RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Councilmember Merrill made a motion to approve the salary increase for Mike Hodge, City Manager effective December 23, 2019 as discussed in

Executive Session. Councilmember Rhodes seconded the motion. The motion carried by a unanimous vote (4-0).

11. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS. Mr. Hodge stated that the next regular meeting is July 16 followed by a budget workshop on July 30.

12. ADJOURNMENT. There being no further business to discuss, Councilmember Haddock made a motion to adjourn. The motion was seconded by Councilmember Merrill and the meeting was adjourned at 9:45 pm.



John Packer, Mayor

ATTEST:



Christina McDonald, TRMC
City Secretary