

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

On this the 1<sup>st</sup> day of August 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.

**PRESENT:**

Dave Rhodes	Mayor
Karlee Cauble	Councilmember
William (Dee) Haddock	Mayor Pro-Tem
Lauren Haltom	Councilmember
Craig Magerkurth	Councilmember
Bryan Walker	Councilmember

**ABSENT:**

Griff Morris	Councilmember
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**STAFF:**

Mike Hodge	City Manager
Caleb Kraenzel	Deputy City Manager
Russell Sander	Assistant City Manager
Christina McDonald	City Secretary
Patty Akers	City Attorney
Lacey Dingman	Director Parks and Recreation
Jeff Lazenby	Director of Finance
Glenn Hanson	Police Chief
Trisha Ratliff	Assistant Police Chief
Tommy Crane	Fire Chief
Coy Guenter	Assistant Fire Chief/Fire Marshal
Erin Burks	Downtown and Marketing Manager
Christian Fletcher	EDC Executive Director
James Kennedy	Director of Public Works
Kim Foutz	Director of Development Services
Jeff Prato	City Engineer
Kayla Gostnell	Tourism Manager
Stacy Baker Marberry	Communications Manager
Melissa Johnson Ramirez	Court Clerk

**VISITORS:** Deborah Fleshner (Hamilton Creek Ranchettes), Nathan Bush (Daily Trib), Wendy Maples, Mike Maples, Reagan Feller, Elizabeth Knebel, Dee King, Janice and Steve Davis, Racha Edara, Mason Gallahan, Cindy Keschinger, Barb Ackleberry, and Ryan Town (Capstone HOA), Jared Fields (PEC), Pat Dickey, Josh Robles Will Deane and Russ Roper (Roper Ranch), Tim

O'Malley and Deborah Fleshner (Hamilton Creek Ranchettes), Gregory Miller, Atty. (Bickerstaff), Andrew Friedman and Mark McLiney (Financial Advisors SAMCO), Susan Patton (LCRA)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Rhodes called the meeting to order and announced the presence of a quorum.
2. **INVOCATION.** Mayor Pro-Tem Haddock gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Councilmember Walker led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS**
  - **Recognition – Animal Control Facility Donation.** Police Chief Glenn Hanson recognized the Dickey family for donating to the Animal Control Facility.
  - **Presentation of Fire Rescue Heroism Awards.** Mayor Dave Rhodes presented the award to Wendy Maples and Reagan Feller.
  - **Update from the Municipal Court.** Melissa Johnson-Ramirez, Clerk provided the update.
  - **Update from the Convention and Visitors Bureau.** Kayla Gostnell, Tourism Manager gave the update.
5. **CITIZEN COMMENTS.** Jared Fields (PEC Public Relations) announced that PEC is celebrating its 85<sup>th</sup> year of providing electricity.
6. **CONSENT AGENDA.**
  - (a) Approval of the minutes of the July 3, 2023 regular meeting.
  - (b) Approval of a Preliminary Plat of Capstone Ranch Phase 2-B being 11.44 acres out of the Richard S. Morgan Survey No. 800, Abstract No. 597, and the John W. Franklin Survey No. 1003, Abstract No. 341, Burnet County, Texas.
  - (c) Approval of a Final Plat of Capstone Ranch Phase 2-B being 11.44 acres out of the Richard S. Morgan Survey No. 800, Abstract No. 597, and the John W. Franklin Survey No. 1003, Abstract No. 341, Burnet County, Texas and approval of a Construction Improvement Agreement.
  - (d) Approval of Ordinance 2023-O-08A adopting the Gregg Ranch Public Improvement District 2023 Annual Service Plan Update, including the updated Assessment Roll.
  - (e) Approval of Ordinance 2023-O-08B adopting the Thunder Rock Public Improvement District 2023 Annual Service Plan Update, including the updated Assessment Roll.

- (f) **Approval of a groundwater system for purchase contract amendment with Flat Rock Ranch, L.P., a Texas limited partnership, Travis Lakeside, Inc., a Texas corporation, and Penta Capstone Developments, L.P., a Texas limited partnership (collectively, "Sellers"), for the addition of groundwater rights to the contract.**

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

**7. REGULAR AGENDA.**

- (a) **Discussion and Action on Resolution 2023-R-08A nominating the directors for the Burnet Central Appraisal District for the Year 2024/2025.** Christina McDonald, City Secretary addressed Council. Mayor Pro-Tem Haddock motioned to approve Resolution 2023-R-08A nominating Gene Broadway, Cary Johnson, Bruce Jones, Phillip Thurman and Darlene Oostermeyer to the Board of Directors of the Burnet Central Appraisal District for the 2024-2025 term. Councilmember Walker seconded the motion. The motion carried by a vote of 6-0.
- (b) **Discussion and Action on Ordinance 2023-O-08C authorizing the issuance of City of Marble Falls, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023D; authorizing the sale thereof; and enacting provisions incident and related to the issuance of said Certificates.** Jeff Lazenby, Director of Finance introduced the agenda item. Andrew Friedman, Financial Advisor SAMCO addressed Council. Mark McLiney, Financial Advisor SAMCO and Attorney Gregory Miller with Bickerstaff were also present. After some discussion, Mayor Pro-Tem Haddock made a motion to approve Ordinance 2023-O-08C authorizing the issuance of Certificates of Obligation. Councilmember Walker seconded the motion. The motion carried by a vote of 6-0.
- (c) **Discussion and Action on Ordinance 2023-O-08D authorizing the issuance of City of Marble Falls, Texas Tax Notes, Series 2023, authorizing the sale thereof, and enacting provisions incident and related to the issuance of said notes.** Andrew Friedman, Financial Advisor SAMCO addressed Council. Mark McLiney, Financial Advisor SAMCO and Attorney Gregory Miller with Bickerstaff were also present. Tim O'Mally spoke in opposition of the City incurring more debt and questioned whether the debt would be paid from the utility fund or secured by the utility fund. Councilmember Walker made a motion to approve Ordinance 2023-O-08D followed by a second from Councilmember Haltom. The motion carried by a vote of 6-0.

Mayor Rhodes called for a brief recess at 6:56 pm.

The meeting reconvened at 7:30 pm.

- (d) **Discussion and Action on the award of bid to Palm Harbor Homes for purchasing a manufactured home for \$166,462.00 for temporary housing during the fire station renovation and authorize the City Manager to execute the documents.** Tommy Crane, Fire Chief presented the agenda item. Councilmember Walker made a motion to approve

the award of bid to Palm Harbor Homes in an amount not to exceed \$166,462.00. The motion was seconded by Councilmember Cauble and carried by a unanimous vote (6-0).

(e) Discussion regarding purchasing additional water from LCRA. Mike Hodge, City Manager addressed Council regarding the need to purchase additional water form LCRA

**8. CITY MANAGER'S REPORT**

**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 the City Attorney regarding the Capstone Water System
- Consultation with the City Attorney regarding the La Ventana Public Improvement District

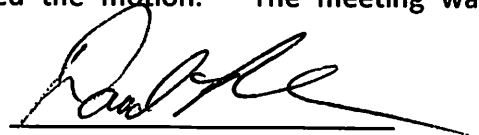
7:41 pm Convened to Executive Session

8:46 pm Returned to Open Session

**10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** No action was taken.

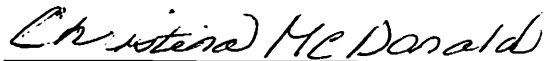
**11. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.** Council reviewed the draft agenda for the August 15 regular meeting.

**12. ADJOURNMENT.** There being no further business to discuss, Councilmember Walker made a motion to adjourn. Councilmember Cauble seconded the motion. The meeting was adjourned at 8:47 pm.



Dave Rhodes, Mayor

**ATTEST:**



Christina McDonald, TRMC  
City Secretary