

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

On this the 16th day of August 2022 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:

Richard Westerman	Mayor
William (Dee) Haddock	Councilmember
Lauren Haltom	Councilmember
Griff Morris	Councilmember
Reed Norman	Councilmember
Bryan Walker	Councilmember

ABSENT:

Dave Rhodes	Mayor Pro-Tem
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STAFF:

Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Christina McDonald	City Secretary
Patty Akers	City Attorney
Jeff Lazenby	Director of Finance
Glenn Hanson	Police Chief
Trisha Ratliff	CID Captain
Tommy Crane	Fire Marshal
James Kennedy	Director of Public Works
Jay Everett	Assistant Director of Public Works
Erin Burks	Downtown and Marketing Manager
Kayla Gostnell	Tourism Manager
Kim Foutz	Interim Director of Development Services
Scarlet Moreno	City Planner

VISITORS: Gregory Miller (Attorney Bickerstaff), Lindsay Smith, Bill and Janie Rives (Highland Lakes Creative Arts), Nathan Bush (Daily Trib), Darrell Sargent (Legacy Crossing Developer), John Snyder (P3Works), Dale Gray (Miller Gray), Chance Kutac (Stantec), Drew Tate (Cambio Development), Felipe Roman, Stefani Martinez and Saeed Minhas (Legacy Crossing), representatives of Red Tail Land Development

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

2. **INVOCATION.** Councilmember Walker gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Mayor Westerman led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS.** There were no updates, presentation, proclamations or recognitions.
5. **CITIZEN COMMENTS.** Lindsey Smith (representative of Highland Lakes Creative Arts) addressed Council regarding the upcoming Paint the Town event and thanked Council for their contribution to the events.
6. **CONSENT AGENDA.**
 - (a) Approval of the minutes of the July 19, 2022 regular meeting and the August 2, 2022 workshop.
 - (b) Approval of Collection Agreement with Burnet County Appraisal District for the purpose of collecting Public Improvement District assessments for Thousand Oaks Public Improvement District.
 - (c) Approval of the dedication of three (3) 15-foot wide utility easements adjoining city owned tracts in the Thunder Rock Development for acceptance by Pedernales Electric Cooperative for the purpose of an electrical distribution line.

Councilmember Norman made a motion to approve the consent agenda. The motion was seconded by Councilmember Walker and carried by a vote of 6-0.

7. **REGULAR AGENDA.**

- (a) Public Hearing, Discussion, and Action on Ordinance 2022-O-08D regarding a street abandonment of approximately 0.25-acre tract of the right of way on Avenue N, lying Northwesterly and adjacent to Lots 1, 2, 11, and 12, Block 150, Lots 7, 8, 9, 10, 11, and 12, Block 165, and Lots 7, 8, 9, 10, 11, and 12, Block 172, City of Marble Falls Original Township, Burnet County, Texas. Located on the east side of Avenue N between Broadway and Fifth Street. Kim Foutz, Interim Development Services Director addressed Council. Mayor Westerman opened the public hearing. There being no discussion, Mayor Westerman closed the public hearing and read the caption of the ordinance. Councilmember Norman made a motion to act favorably on Ordinance 2022-O-08D. Councilmember Morris seconded the motion. The ordinance was approved by a vote of 6-0.

- (b) **Discussion, and Action on a Preliminary Plat for a replat establishing Lot 1 of Arrive Marble Falls being 16.686 acres comprised of Lot 1, Section 1, Block 6 of the Gateway Park Subdivision, and Lot 1 of the Cottages at Gateway Park Phase II, and approval of subdivision waiver to Section 6.2.1.B.6- Street Dedications and 6.2.1.E- Arrangement of Streets Not Shown on Thoroughfare Plan, for the extension and continuation of Gateway Central and approval of a construction improvement agreement.** Scarlet Moreno, City Planner addressed Council. Councilmember Walker made a motion to approve the preliminary plat as presented and approve the construction improvement agreement. The motion was seconded by Councilmember Haddock. The motion carried by a unanimous vote (6-0).
- (c) **Discussion, and Action on a Final Plat for a replat establishing Lot 1 of Arrive Marble Falls being 16.686 acres comprised of Lot 1, Section 1, Block 6 of the Gateway Park Subdivision, and Lot 1 of the Cottages at Gateway Park Phase II.** Scarlet Moreno, City Planner addressed Council. Councilmember Walker made a motion to approve the final plat establishing Lot 1 of Arrive Marble Falls. Councilmember Haddock seconded the motion. The motion carried by a unanimous vote (6-0).
- (d) **Public Hearing, Discussion and First Reading of Ordinance 2022-O-08E adopting a budget for the City of Marble Falls and the Marble Falls Economic Development Corporation for Fiscal Year 2022/2023.** Jeff Lazenby, Director of Finance gave the presentation of the proposed budget. Mayor Westerman opened the public hearing. There being no discussion, Mayor Westerman closed the public hearing and read the caption of the ordinance. First reading. No action taken.
- (e) **Discussion and Action on setting the proposed tax rate for FY 2022/2023 and setting a date for a public hearing.** Jeff Lazenby, Director of Finance addressed Council. Councilmember Walker made a motion to set a public hearing for September 6, 2022. Councilmember Morris seconded the motion. The motion carried by a vote of 6-0.
- (f) **Discussion and Action on Ordinance 2022-O-08A approving the Gregg Ranch Public Improvement District 2022 Annual Service Plan Update, including the updated Assessment Roll.** Jeff Lazenby, Director of Finance addressed Council. John Snyder (P3Works – PID Administrator) presented the update. Councilmember Haddock made a motion to act favorably on Ordinance 2022-O-08A. Councilmember Norman seconded the motion. The motion carried by a unanimous vote (6-0).
- (g) **Discussion and Action on Ordinance 2022-O-08B approving the La Ventana Public Improvement District 2022 Annual Service Plan Update, including the updated Assessment Roll.** Jeff Lazenby, Director of Finance addressed Council. John Snyder (P3Works – PID Administrator) provided the update. Councilmember Haddock made a motion to approve Ordinance 2022-O-08B. Steve Hurst, representative of the La Ventana Subdivision addressed Council regarding discrepancies in the terms and conditions of the original PID agreement with the city. Councilmember Haddock withdrew his motion.

7:01 pm Council convened to Executive Session

7:30 pm Council returned to Open Session

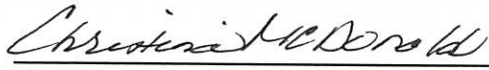
Councilmember Haddock made a motion to continue the item until the September 20, 2022 Council meeting. Councilmember Walker seconded the motion. The motion carried by a unanimous vote (6-0).

- (h) **Discussion and Action on Ordinance 2022-O-08C approving the Thunder Rock Public Improvement District 2022 Annual Service Plan Update, including the updated Assessment Roll.** Jeff Lazenby, Director of Finance addressed Council. John Snyder (P3Works – PID Administrator) provided the update Councilmember Haddock made a motion to act favorably on Ordinance 2022-O-08C. Councilmember Norman seconded the motion. The motion carried by a unanimous vote (6-0).
- (i) **Discussion and Action on a Development Agreement between the City of Marble Falls and MMK Ventures, LLC and 71/281 Investments, LLP for the development of Legacy Crossing being 533.80 acres of land located at the southeast corner of US 281 and State Highway 71.** Caleb Kraenzel, Assistant City Manager addressed Council, followed by Darrell Sargent, Developer. Councilmember Haddock made a motion to approve the Development Agreement between the City of Marble Falls and MMK Ventures, LLC and 71/281 Investments LLP for the development of Legacy Crossing. Councilmember Norman seconded the motion. The motion carried by a vote of 6-0.
- (j) **Discussion and Action on Resolution 2022-R-08A for the acceptance of a petition for, and calling for a public hearing on, the creation of the Legacy Crossing Public Improvement District within the City of Marble Falls, Texas and within the extraterritorial jurisdiction of the City of Marble Falls, Texas.** Caleb Kraenzel, Assistant City Manager addressed Council. Councilmember Norman made a motion to act favorably on Resolution 2022-R-08A accepting the petition for the Legacy Crossing Public Improvement District and calling for a public hearing on September 6, 2022. Councilmember Morris seconded the motion. The motion carried by a unanimous vote (6-0).
8. **CITY MANAGER'S REPORT.** City Manager Mike Hodge announced that Texas Travel Awards recognized Johnson Park and Christmas in Marble Falls in their 2022 best places to go and things to do publication. An updated Marble Falls Travel Guide was distributed to Council.
9. **EXECUTIVE SESSION.** Council did not convene to Executive 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.** The draft agenda for the September 6 regular meeting was reviewed.
12. **ADJOURNMENT.** There being no further business to discuss, Councilmember Haddock made a motion to adjourn. Councilmember Norman seconded the motion. The meeting was adjourned at 7:55 pm.


Richard Westerman, Mayor

ATTEST:


Christina McDonald, TRMC
City Secretary