

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

On this the 1st day of September 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.

<u>PRESENT:</u>	John Packer	Mayor
	Richard Westerman	Mayor Pro-Tem
	Celia Merrill	Councilmember
	Reed Norman	Councilmember
	Rene Rosales	Councilmember
<u>ABSENT:</u>	Craig Magerkurth	Councilmember
	Dave Rhodes	Councilmember
<u>STAFF:</u>	Mike Hodge	City Manager
	Caleb Kraenzel	Assistant City Manager
	Christina McDonald	City Secretary
	Patty Akers	City Attorney
	Baron Sauls	Director of Finance
	Christian Fletcher	EDC Executive Director
	Mark Whitacre	Chief of Police
	Russell Sander	Fire Chief
	Tommy Crane	Fire Marshal
	Lacey Dingman	Director of Parks and Recreation
	James Kennedy	Director of Public Works
	Jay Everett	Assistant Director of Public Works
	Chris Pounds	Building Official

VISITORS: Alex Copeland (Daily Trib), Bill Gaylord and Amanda Rose (Marble Falls Public Library), Tony Plumlee, Robert Call and David Galvan (Willis Engineering), Tripp Davenport (Bond Underwriter, FMS Bonds), Gregory Miller (Bond Counsel Attorney, Bickerstaff Heath Delgado Acosta), Andrew Friedman (SAMCO), Mehrdad Moayedi (CEO Centurian American), Rob Romo (Centurian American), Josh Cameron (Land Advisors Organization), Nieves Alfaro (Jones Carter), Jon Snyder (P3 Works, City PID and TIRZ Administrator), William Mitchell (Entitlement Consultant T. Wilson & Associates, In c.), Kirk Wilson (President T. Wilson & Associates, Inc.), Prabha Cinclair (Miklos Cinclair Attorneys & Counselors), Michael Mallick (Mallick Group)

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer called the regular meeting of the City Council to order at 6:00 pm 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**
 - **Proclamation.** Mayor Packer proclaimed September National Preparedness Month and presented the proclamation to Marble Falls Fire Rescue Fire Chief Russell Sander.
 - **Update from the Marble Falls Public Library.** Amanda Rose, Director provided the update.
 - **Update from Air Evac.** The update was rescheduled for a later meeting date.
5. **CITIZEN COMMENTS.** There were no citizen comments.
6. **CONSENT AGENDA.**
 - (a) Approval of the minutes of the August 18, 2020 regular meeting.
 - (b) Approval of Resolution 2020-R-09E authorizing the hiring of bond counsel on a contingency fee basis.

Councilmember Merrill made a motion to approve the consent agenda. The motion was seconded by Mayor Pro-Tem Westerman. The consent agenda was approved by a vote of 5-0.

7. **REGULAR AGENDA.**
 - (a) Discussion and Second Reading of Ordinance 2020-O-08A adopting a budget for the City of Marble Falls and the Marble Falls Economic Development Corporation for Fiscal Year 2020/2021. City Manager Mike Hodge addressed Council. No action was taken. Mr. Hodge stated that approval of the Ordinance is scheduled for the September 15, 2020 regular meeting.
 - (b) Public Hearing, Discussion and Second Reading of Ordinance 2020-O-08B adopting a proposed tax rate for Fiscal Year 2020/2021. City Manager Mike Hodge addressed Council. No action was taken. Mr. Hodge stated that approval of the Ordinance is scheduled for the September 15, 2020 regular meeting.
 - (c) Presentation by SAMCO Capital Markets, the City's Financial Advisor, about refunding currently outstanding city debt for interest rate savings and authorizing the City's Financial Advisor Bond Counsel and staff to proceed if certain savings targets are reached and other matter related thereto. City Manager Mike Hodge introduced the the City's financial advisor from SAMCO Capitol Markets Andrew Friedman who provided

the presentation to Council. No action was taken, however Council indicated they would like to move forward with the refunding.

(d) Discussion and Action on Resolution 2020-R-09A authorizing the publication of notice of intention to issue combination tax and limited pledge revenue certificates of obligation. Gregory Miller, the City's Bond Counsel (Bickerstaff Health Delgado Acosta) addressed Council. Councilmember Merrill made a motion to act favorably on Resolution 2020-R-09A. Councilmember Rosales seconded the motion. The Resolution was approved by a unanimous vote (5-0).

(e) Discussion and Action regarding a Development Agreement between the City of Marble Falls and MM Marble Falls 1070, LLC. for the development of Thunder Rock being 1,073 acres of land located at the northwest corner of US 281 and State Highway 71. Caleb Kraenzel, Assistant City Manager presented the Development Agreement to Council and provided information regarding the proposed development. Mayor Packer opened items 7(f) for discussion. Centurian American CEO Mehrdad Moayedi continued the presentation to Council.

Councilmember Merrill made a motion to approve the Thunder Rock Development Agreement and authorize the Mayor to execute same and to also execute conveyances and releases described in the agreement and to accept the conveyances from the developer to the City described in the agreement. Councilmember Rosales seconded the motion. The Development Agreement was approved by a vote of 5-0.

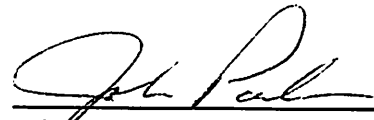
(f) Discussion and Action regarding Resolution 2020-R-09B accepting a petition and setting public hearing dates for creation of the Thunder Rock Public Improvement District for approximately 1,073 acres located at the northwest corner of US 281 and State Highway 71 within the city limit of Marble Falls. Caleb Kraenzel, Assistant City Manager addressed Council followed by Attorney Gregory Miller (Bond Counsel). Mayor Pro-Tem Westerman made a motion to approve Resolution 2020-R-09B. The motion was seconded by Councilmember Norman and carried by a vote of 5-0.

(g) Discussion and Action regarding Resolution 2020-R-09C setting a Public Hearing date for creation of a Tax Increment Refinancing Zone (TIRZ) for the Thunder Rock development being for approximately 1,073 acres located at the northwest corner of US 281 and State Highway 71 within the city limit of Marble Falls. Attorney Gregory Miller (Bond Counsel) addressed Council. Mayor Pro-Tem Westerman made a motion act favorably on Resolution 2020-R-09C. Councilmember Norman seconded the motion. The motion carried by a vote of 5-0.

(h) Discussion and Action regarding Resolution 2020-R-09D regarding the intent to initiate the PID Bond process for fund closing on or before January 15, 2021 for the Thunder Rock Public Improvement District (PID) consisting of for approximately 1,073 acres located at the northwest corner of US 281 and State Highway 71 within the city limit of

Marble Falls. Caleb Kraenzel, Assistant City Manager addressed Council followed by Andrew Friedman (City's Financial Advisor). Mayor Pro-Tem Westerman made a motion to approve Resolution 2020-R-09D. Councilmember Merrill seconded the motion. The Resolution was approved by a vote of 5-0.

8. **CITY MANAGER'S REPORT.** City Manager Mike Hodge provided Council with an update on the Fourth Street project and Crestview Construction.
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 taken.
11. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.** It was noted that the next regular meeting is scheduled for September 15, 2020. Council reviewed draft agenda items scheduled for the meeting.
12. **ADJOURNMENT.** There being no further business to discuss, the meeting was adjourned at 7:26 pm.



John Packer, Mayor

ATTEST:



Christina McDonald, TRMC
City Secretary