

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

On this the 15th 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.

PRESENT:

John Packer	Mayor
Richard Westerman	Mayor Pro-Tem
Craig Magerkurth	Councilmember
Dave Rhodes	Councilmember
Celia Merrill	Councilmember
Rene Rosales	Councilmember

ABSENT:

Reed Norman	Councilmember
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STAFF:

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
Lacey Dingman	Director of Parks and Recreation
James Kennedy	Director of Public Works
Kacey Paul	City Engineer
Erin Burks	Downtown Coordinator

VISITORS: Alex Copeland (Daily Trib), Connie Swinney (The Highlander), Stan Hemphill (Burnet County Appraisal District), Susan Patten (LCRA Government Affairs Representative), Tony Plumlee (Willis Engineering), Steve Hurst (Hurst Law Firm), Nieves Alfaro (Jones Carter), George and Cynthia Russell, John Snyder (P3 Works), Prabha Cinclair (Miklos Cinclair Attorneys & Counselors)

- 1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer called the meeting to order at 6:00 pm and announced the presence of a quorum.
- 2. INVOCATION.** Councilmember Rhodes gave the invocation.

3. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.

Mayor Packer led then pledges.

4. UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS

- **Proclamation - Mayflower Pilgrims Landing 400th Anniversary.** Mayor Packer read the proclamation and presented it to representative Cynthia Russell.
- **Update from the Burnet Central Appraisal District.** Stan Hemphill, Chief Appraiser provided the update.

5. CITIZEN COMMENTS. There were no citizen comments.

6. CONSENT AGENDA.

(a) Approval of the minutes of the September 1, 2020 regular meeting.

(b) Approval of Resolution 2020-R-09F supporting the passage of legislation during the 87th Regular Session of the Texas Legislator to allow for the expenditure of municipal hotel occupancy tax revenue by the City for construction of improvements in municipal parks.

(c) Approval of an Option to Purchase Agreement between the City of Marble Falls and the Lower Colorado River Authority approving the purchase of a waterline and raw water intake easement and executing a termination of the City's option to purchase an alternative plant site.

(d) Approval of the award of a Construction Contract with Electric-S in the amount of \$117,000, for replacement and floodproofing of the emergency back-up generator at the raw water intake lift station and authorize the City Manager to execute the contract.

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

7. REGULAR AGENDA.

(a) Public Hearing regarding the advisability of the creation of a Tax Increment Reinvestment Zone (TIRZ) to be named "TIRZ No. 2," for the Thunder Rock development, with such TIRZ to include approximately 1,073 acres of land located within the Marble Falls city limits at the northwest corner of US 281 and SH 71. Caleb Kraenzel, Assistant City Manager addressed Council. Mayor Packer opened the public hearing. There being no public comments, Mayor Packer closed the public hearing.

(b) Discussion and Action on Ordinance 2020-O-09A regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) to be named "TIRZ No. 2," for the Thunder Rock development, with such TIRZ to include approximately 1,073 acres of land located within the Marble Falls city limits at the northwest corner of US 281 and SH 71, approval of the Preliminary Project and Finance Plan for TIRZ No. 2, appointing the TIRZ No. 2 Board, and other matters necessary for and related thereto. Caleb Kraenzel, Assistant

City Manager addressed Council. Mayor Pro-Tem Westerman made a motion to approve Ordinance 2020-O-09A. Councilmember Rhodes seconded the motion. The motion carried by a unanimous vote (6-0).

- (c) **Discussion and Action on 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.** Baron Sauls, Director of Finance addressed Council. Mayor Pro-Tem Westerman made a motion to approve Ordinance 2020-O-08A. Councilmember Rhodes seconded the motion. The motion carried by the following vote:

AYES: Mayor Packer, Mayor Pro-Tem Westerman and Councilmembers Rhodes, Merrill, Rosales and Magerkurth

NAYS: None

ABSENT AND NOT VOTING: Councilmember Reed Norman

- (d) **Discussion and Action on Ordinance 2020-O-08B adopting a proposed tax rate for Fiscal Year 2020/2021.** Baron Sauls, Director of Finance addressed Council. Councilmember Merrill made a motion to approve Ordinance 2020-O-08B. Councilmember Rosales seconded the motion. The motion carried by the following vote:

AYES: Mayor Packer, Mayor Pro-Tem Westerman and Councilmembers Rhodes, Merrill, Rosales and Magerkurth

NAYS: None

ABSENT AND NOT VOTING: Councilmember Reed Norman

- (e) **Discussion and Action on Resolution 2020-R-09G approving a Resolution of the Marble Falls Economic Development Corporation with respect to the issuance of the Sales Tax Revenue Refunding Bonds, Taxable Series 2020 and approving other matters related thereto.** Christian Fletcher, Executive Director MFEDC addressed Council, followed by Bond Counsel Attorney Gregory Miller. Councilmember Rhodes made a motion to approve Resolution 2020-R-09G. Councilmember Magerkurth seconded the motion. The motion carried by a vote of 6-0.

- (f) **Discussion and Action on an appointment to the Capital Area Council of Governments General Assembly.** Mayor Pro-Tem Westerman made a motion to appoint Councilmember Dave Rhodes. The motion was seconded by Councilmember Magerkurth and carried by a vote of 6-0.

8. **CITY MANAGER'S REPORT.** City Manager Mike Hodge addressed Council regarding possible locations for the Christmas ice skating rink.

9. **EXECUTIVE SESSION**

CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION pursuant to §551.071 (Private Consultation between the Council and its Attorney), §551.072 (Deliberation regarding the

Purchase, Exchange, Lease or Value of Real Property) and pursuant to §551.087 (*Deliberation regarding Economic Development Negotiations*) of the Open Meetings Act. Tex. Gov't. Code, Council will meet in Executive Session to discuss the following:

- Update on Hotel/Conference Center

6:50 pm Convened to Executive Session

7:17 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. It was noted that the next regular meeting is scheduled for October 6, 2020.

12. ADJOURNMENT. There being no further business to discuss, the meeting was adjourned at 7:22 pm.



John Packer, Mayor

ATTEST:



Christina McDonald, TRMC
City Secretary

Christina McDonald, TRMC
City Secretary