

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

On the 20<sup>th</sup> day of January 2026, the City Council convened in regular session at 6:00 p.m. 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.

<b><u>PRESENT:</u></b>	John Packer	Mayor
	Craig Magerkurth	Mayor Pro-Tem
	Dee Haddock	Councilmember
	Lauren Haltom	Councilmember
	Griff Morris	Councilmember
<b><u>ABSENT:</u></b>	Karlee Hubble	Councilmember
	Richard Westerman	Councilmember
<b><u>STAFF:</u></b>	Caleb Kraenzel	City Manager
	Christina McDonald	City Secretary
	Josh Brockman Weber	City Attorney
	Jeff Prato	City Engineer
	Erin Burks	Downtown and Marketing Manager
	Scarlet Moreno	Development Service Director
	Christian Fletcher	EDC Executive Director
	Hanna Kadow	Planner
	Trish Ratliff	Assistant Police Chief
	Amanda Carlisle	Emergency Management Coordinator
	James Kennedy	Public Works Director
	Tristan Cushway	PR Coordinator
	Stacy Marberry	HLRECC Director
	Jeremy Qualls	Building Official

**VISITORS:** Beth Koennecke (PEC External Relations Representative), Raymond Whelan (The Highlander), Dakota Morrissey (Daily Trib), Thomas and Jennifer Hugonnett (Overlook LLC), Nash Mock (Trihydro), Susan Patton (LCRA), Navid Karidia (Spades Marble Falls)

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

3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.**  
Mayor Packer led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS**
  - **Update from Pedernales Electric Cooperative.** Beth Koennecke, External Relations Representative provided the update.
  - **Update from the Downtown and Marketing Manager.** Erin Burks gave the update.
5. **CITIZEN COMMENTS.** There were no citizen comments.
6. **CONSENT AGENDA.**
  - (a) **Approval of the minutes of the January 6, 2026 regular meeting.** Councilmember Haltom moved to approve the consent agenda. Mayor Pro-Tem Magerkurth seconded the motion. The motion carried by a vote of 5-0.
7. **REGULAR AGENDA.**
  - (a) **Public Hearing, Discussion, and Action on Ordinance 2026-O-01B regarding a Conditional Use Permit to allow for Hotel Land Use in the Downtown Transition District (DT) on a 3.85 acre tract of land out of the R.D. Moore Survey No. 603, Abstract No. 614 and the W.O. Burnham Survey No. 530, Abstract No. 142, Burnet County, Texas, municipally addressed as 290 Old River Road, Marble Falls, TX. Scarlet Moreno, Director of Development Services, presented the item, followed by a presentation from Navid Karidia (Spades Marble Falls). Mayor Packer opened the public hearing. There being no public comment, Mayor Packer closed the public hearing. Councilmember Haddock made a motion to approve Ordinance 2026-O-01B, which was seconded by Councilmember Morris. The motion carried by a vote of 4-1, with Councilmember Haltom voting in opposition.**
  - (b) **Discussion and Action on the award and execution of a construction agreement with the selected contractor, in an amount not to exceed \$429,439.50 to perform work required for the construction of the Downtown Lighting Project and authorize the City Manager to execute the agreement.** Jeff Prato, City Engineer addressed the Council. Haddock moved to award and approve a construction agreement with Bobby Sanford LLC in an amount not to exceed \$429,439.50 and authorize the City Manager to execute the agreement. Councilmember Haltom seconded the motion. The motion carried by a vote of 5-0.
  - (c) **Discussion and Action on the award and execution of a construction agreement with the selected contractor, in an amount not to exceed \$540,750.00 to perform work required for the construction of the TxCDBG CDV23-0304 Wastewater Improvements and authorize the City Manager to execute the agreement.** Jeff Prato, City Engineer addressed the Council. Mayor Pro-Tem Magerkurth moved to award and approve a construction agreement with Horseshoe Construction, Inc. in an amount not to exceed \$540,750.00 and authorize the City Manager to execute the agreement. Councilmember Haddock seconded the motion. The motion carried by a vote of 5-0.


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

7:15 p.m. Council convened to Executive Session

7:50 p.m. Council returned to Open Session

- (d) Discussion and Action on a petition to release the following property from the City's extraterritorial jurisdiction: 2.45-acre tract of land located at 1720 CR 401 N, Marble Falls (Burnet County Property ID 115838). The property owner (Jennifer Hugonnett) addressed the Council. Councilmember Haddock moved to deny the petition to release a 2.45-acre tract of land located at 1720 CR 401 N, Marble Falls from then City's ETJ. Councilmember Morris seconded the motion. The motion carried by a vote of 5-0.
- (e) Discussion and Action on a petition to release the following property from the City's extraterritorial jurisdiction: 2.06-acre tract of land located at 1740 CR 401 N, Marble Falls (Burnet County Property ID 107398). Councilmember Haddock moved to deny the petition to release a 2.06-acre tract of land located at 1740 CR 401 N, Marble Falls from then City's ETJ. Mayor Pro-Tem Magerkurth seconded the motion. The motion carried by a vote of 5-0.
8. **CITY MANAGER'S REPORT.** City Manager Caleb Kraenzel reported that the City has been awarded a \$750,000 grant from the Texas Parks and Wildlife Department for improvements to Westside Park.
9. **EXECUTIVE SESSION CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION** Pursuant to §551.071 (*Private Consultation between the Council and its Attorney*), Pursuant to §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:
- Consultation with and legal advice from City Attorney concerning petitions to release property from the City's extraterritorial jurisdiction
  - Consultation with City Attorney regarding pending or contemplated litigation or a settlement offer related to the Lone Star Paving Contract
  - Acquisition of real property
10. **RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Councilmember Haddock made a motion to approve the settlement agreement with Asphalt, Inc. related to the Manzano Mile paving project and to approve a tolling agreement extension, if needed. Councilmember Haltom seconded the motion, which carried unanimously (5-0).
11. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.** Staff received the draft agenda for the February 3 regular meeting with Council.

12. **ADJOURNMENT.** There being no further business to discuss, Councilmember Haltom moved to adjourn. Councilmember Haddock seconded the motion. The meeting was adjourned at 8:00 p.m.



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**John Packer, Mayor**

**ATTEST:**



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**Christina McDonald, TRMC  
City Secretary**