

STATE OF TEXAS  
 COUNTY OF BURNET  
 CITY OF MARBLE FALLS

On the 3<sup>rd</sup> day of February 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                      |           |
|                        | Lauren Haltom       | Councilmember                      |           |
|                        | Karlee Hubble       | Councilmember                      |           |
|                        | Griff Morris        | Councilmember                      |           |
| <b><u>ABSENT:</u></b>  | Dee Haddock         | Councilmember                      | (excused) |
|                        | Richard Westerman   | Councilmember                      | (excused) |
| <b><u>STAFF:</u></b>   | Caleb Kraenzel      | City Manager                       |           |
|                        | Russell Sander      | Assistant City Manager             |           |
|                        | Christina McDonald  | City Secretary                     |           |
|                        | Josh Brockman Weber | City Attorney                      |           |
|                        | Glenn Hanson        | Police Chief                       |           |
|                        | Trisha Ratliff      | Assistant Police Chief             |           |
|                        | Tommy Crane         | Fire Chief                         |           |
|                        | Coy Guenter         | Assistant Fire Chief/Fire Marshal  |           |
|                        | Christian Fletcher  | EDC Executive Director             |           |
|                        | Jeff Prato          | City Engineer                      |           |
|                        | Scarlet Moreno      | Director of Development Services   |           |
|                        | Hanna Kadow         | Planner                            |           |
|                        | Stacy Marberry      | HLRECC Director                    |           |
|                        | Lacey Dingman       | Parks and Recreation Director      |           |
|                        | James Kennedy       | Director of Public Works           |           |
|                        | Jay Everett         | Assistant Director of Public Works |           |

**VISITORS:** Raymond Whelan (The Highlander), Liam Quinn (resident 903 3<sup>rd</sup> Street), Robin Rivers (R Bar), Steve Reitz (EDC Board President), Dave Rhodes (EDC Director and Council Candidate), Rod Wilson (1209 Ash Drive - Parks and Recreation Commission Candidate), Allison Smith (Texas Housing Foundation), Michael Beard (BETCO), Jim Berry (Parks and Recreation Commission Candidate -144 Slenderleaf Dr.), Luke Adkins and Oliva Coffi (Lake Up LLC), Nick Audino, Atty. (Texas Housing Foundation)

- 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.** Mayor Packer gave the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Mayor Pro-Tem Magerkurth led the pledges.
4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS.** EDC Executive Director Christian Fletcher provided an update on the Marble Falls Economic Development Corporation.
5. **CITIZEN COMMENTS.** Mr. Liam Quinn (resident 903 Third Street) spoke against the addition of a deck on a business on Third Street stating the addition would eliminate three needed parking spaces. Mr. Quinn also noted that there is no ADA parking on the south side of Third Street. Ms. Robin Rivers (RBar) also addressed the limited parking and stated the addition of the deck would limit access.
6. **CONSENT AGENDA.**
  - (a) Approval of the minutes of the January 20, 2026 regular meeting.
  - (b) Approval of Resolution 2026-R-02A authorizing the conveyance of approximately 0.466 acres of real property defined by Burnet County as parcels #28775 and #28776, collectively, known as 1001 Main Street from the Marble Falls Economic Development Corporation to the City of Marble Falls and authorize the City Manager to execute all related documents.
  - (c) Approval of Resolution 2026-R-02B authorizing the dedication of 0.027 acres of City owned property located at the intersection of FM 1431 and US Hwy. 281 (Burnet County Property ID 28775) to the Texas Department of Transportation (TxDOT) for a traffic improvement project, and approval of TxDOT right-of-way documents, ROW-N-143 & ROW-N-14, required to facilitate the project and authorize the City Manager to execute all related documents.
  - (d) Approval of an Underground Agreement and dedication of an easement to the Pedernales Electric Cooperative (PEC) for all necessary appurtenances to provide electrical service for the Via Viejo High Service Pump Station improvements and authorize the City Manager to execute the easement documents.
  - (e) Approval of an appointment to the TIRZ Board No. 1: Danna Laine Doremus.
  - (f) Approval of Ordinance 2026-O-02A, an ordinance ordering a General Election to be held on May 2, 2026 for the purpose of electing three Councilmembers to serve for a term of two years.

Councilmember Haltom made a motion to approve the consent agenda. Councilmember Hubble 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-02C regarding a Conditional Use Permit for approximately 0.16 acres of land, located at the northeast corner of Trinity Street and Pecan Valley Drive Lot 12, Block 294, out of the City of Marble Falls Original Township, Burnet County, Texas, to allow for the proposed use of duplexes within the Existing Neighborhood Zone 2 (ENZ.2) Zoning District.** Hanna Kadow, Planner addressed Council. Mayor Packer opened the public hearing. Joe Adkins (Developer – Lake Up LLC) addressed Council. There being no discussion, Mayor Packer closed the public hearing. Mayor Pro-Tem Magerkurth made a motion to act favorably on Ordinance 2026-O-02C. Councilmember Morris seconded the motion. The motion carried by a vote of 5-0.

**Councilmember Morris recused himself from Items 7(b) and 7(c) due to his position as a compensated board member of the Texas Housing Foundation. City Secretary Christina McDonald acknowledged receipt of the filed Conflict of Interest Affidavit.**

**(b) Public Hearing, Discussion, and Action on Ordinance 2026-O-02D regarding a Conditional Use Permit for approximately 3.088 acres of land, located at the southeast corner of Broadway Street and Avenue N comprised of Lots 1, 2, 11, and 12, Block 150, Seventh Street south of Lots 1 and 2, Block 150, Lots 7-12, Block 165, Sixth Street south of Lot 12, Block 165, Lot 7-A, and Lots 7-12, Block 172, out of the City of Marble Falls Original Township, Burnet County, Texas, to allow for the proposed use of Housing and Services for the Aging within the Neighborhood Commercial (NC) zoning district.** Scarlet Moreno, Director of Development Services addressed Council. Mayor Packer opened the public hearing. Allision Smith, Texas Housing Foundation responded to questions from Council. Dave Rhodes provided a statement regarding the adjacent baseball field lighting and suggested traffic impact of the proposed housing be considered. Councilmember Haltom and Hubble asked questions pertaining to the rental rate structure. There being no further discussion, Mayor Packer closed the Public Hearing. Mayor Pro-Tem Magerkurth made a motion to act favorably on Ordinance 2026-O-02D. Mayor Packer seconded the motion. The motion carried by a vote of 4-0.

**(c) Discussion and Action on Resolution 2026-R-02C in support of age restricted residential housing community located at the northeast corner of Fifth Street and Avenue N.** Scarlet Moreno, Director of Development Services addressed Council. Mayor Pro-Tem Magerkurth made a motion to approve Resolution 2026-R-02C. Mayor Packer seconded the motion. The motion failed by a vote of 2-2, with Councilmember Haltom and Hubble voting against.

**(d) Discussion and Action on appointments to Place 4 and 6 of the Parks and Recreation Commission.** Christina McDonald, City Secretary addressed Council stating that staff has

five applications (Jim Berry, Charles Watkins, Ericka Easley, Rod Wilson and Andy Adams) on file to be considered for appointments to Place 4 and Place 6. Jim Berry and Rod Wilson were present. Councilmember Haltom moved to appoint Jim Berry to Place 4 and Rod Wilson to Place 6 of the Parks and Recreation Commission. Councilmember Hubble seconded the motion. The motion carried by a unanimous vote (5-0).

**(e) Discussion and Action on Ordinance 2026-O-02B, an ordinance amending the Code of Ordinances of the City of Marble Falls, Texas, Chapter 26 (Utilities), Article V (Rates and Charges), Division 2 (Water and Sewer), Section 26-136 (Water Service), Subsection (4) establishing a rate for water service provided by the City outside the City limit.** Caleb Kraenzel, the City Manager, presented the 2020 water and wastewater rate study. Council reviewed the costs of providing water service—including infrastructure, capital improvements, debt service, operations, administrative costs, and system capacity impacts—while noting that customers outside the city limits do not contribute via ad valorem taxes. Alternative rate options were also considered. After resident Dave Rhodes expressed support for keeping the proposed multiplier at 1.35, Mayor Pro-Tem Magerkurth moved to approve Ordinance 2026-O-02B, setting outside-city water rates at 1.35% above the inside-city rate. Councilmember Hubble seconded, and the motion passed unanimously (5-0).

**(f) Public Hearing, Discussion and Action on Resolution 2026-R-02D, finding and reaffirming that a public necessity exists and authorizing condemnation to acquire fee acquisition of property for municipal purposes to make street and pedestrian improvements and other public uses in real properties, as portions or whole of tracts of land, generally described as 0.304+/- acre parcel located at the southwest corner of US Highway 281 and 2nd Street and southeast corner of 2nd Street and Avenue H (704-708 2nd Street and 114-120 US Highway 281), being Lot 13 and a portion of Lots 11, 12, and 14, Block 1, City of Marble Falls, Burnet County and as generally described in Record Number 202310028 of the official public records of Burnet County, Texas and identified in Burnet County Appraisal District Property Identification No. 28270. Said properties owned wholly by Jason A. Coleman and Leslie A. Coleman.** Caleb Kraenzel, City Manager addressed Council. Mayor Packer opened the public hearing. There being no discussion, Mayor Packer closed the public hearing. Mayor Pro-Tem Magerkurth moved to approve Resolution 2026-R-02D. Councilmember Morris seconded the motion. The motion carried by the following roll call vote (5-0):

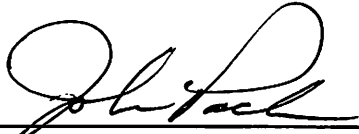
|                          |                       |
|--------------------------|-----------------------|
| Mayor Packer             | Aye                   |
| Mayor Pro-Tem Magerkurth | Aye                   |
| Councilmember Morris     | Aye                   |
| Councilmember Haltom     | Aye                   |
| Councilmember Haddock    | Absent and Not Voting |
| Councilmember Hubble     | Aye                   |
| Councilmember Westerman  | Absent and Not Voting |

8. **CITY MANAGER'S REPORT.** City Manager Caleb Kraenzel provided a report on the recent Winter Storm.
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:
- Acquisition of real property
  - Consultation with City Attorney regarding the One Water Project

7:43 p.m. Council convened to Executive Session

8:16 p.m. Council 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.** Staff reviewed the February 17 draft agenda with Council.
12. **ADJOURNMENT.** There being no further business to discuss, Councilmember Haltom moved to adjourn. Councilmember Hubble seconded the motion. The meeting was adjourned at 8:40 pm.




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John Packer, Mayor

ATTEST:




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Christina McDonald, TRMC  
City Secretary