

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

On the 17th 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.

PRESENT:

John Packer	Mayor
Craig Magerkurth	Mayor Pro-Tem
Dee Haddock	Councilmember
Lauren Haltom	Councilmember (arrived at 6:10 p.m.)
Griff Morris	Councilmember
Richard Westerman	Councilmember

ABSENT:

Karlee Hubble	Councilmember (excused)
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STAFF:

Caleb Kraenzel	City Manager
Russell Sander	Assistant City Manager
Christina McDonald	City Secretary
Josh Brockman Weber	City Attorney
Hannah Kadow	Planner
Jeremy Qualls	Building Official
Director of Development Services	
James Kennedy	Director of Public Works
Jay Everett	Assistant Director of Public Works
Tommy Crane	Fire Chief
Coy Guenter	Assistant Fire Chief/Fire Marshal
Glenn Hanson	Police Chief
Trisha Ratliff	Assistant Police Chief
Erin Burks	Downtown and Marketing Manager
Lacey Dingman	Parks and Recreation Director
Angel Alvarado	Human Resources Director
Kayla Gostnell	Tourism Manager

VISITORS: Raymond Whelan (The Highlander), Dakota Morrissiey (Daily Trib) Gregory Miller, Attorney (Bickerstaff, Heath, Delgado, Acosta), Mark McLiney and Jack McLiney (SAMCO Financial Advisors), Carlie Bond, Maci Cottingham (Daily Trib), Nash Mock (Trihydro), Colbey Bullock (Trimbuilt), Kimberly Thompson (Reliance Architecture), Robert Adams (Plummers Associates), Rick Rosenburg, Mark Mayfield (EDC Board Member/Council Candidate), Johnny Campbell (Executive Director MFAEMS), Ricardo Martinez (Martinez Architects), Rob Hayslip (Project Analyst P3 Works), Kevin Little (MGC Contractors), David Engleman (Attorney Metcalfe Wolff Stuart & Williams)

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 Pro-Tem Magerkurth led the pledges.
 4. **UPDATES, PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS.** Kayla Gostnell, Tourism Manager provided an update from the Marble Falls Convention and Visitors Bureau.
 5. **CITIZEN COMMENTS.** There were no citizen comments.
 6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the February 3, 2026 regular meeting.** Councilmember Morris moved to approve the consent agenda. Councilmember Haddock seconded the motion. The consent agenda was approved by a vote of 5-0.
 7. **REGULAR AGENDA.**
 - (a) **Discussion and Action on the award and execution of a construction agreement with the selected contractor, in an amount not to exceed \$5,732,798.24 to perform work required for the construction of the Fire Station No. 2 facility and offsite improvements and authorize the City Manager to execute the agreement.** Tommy Crane, Fire Chief addressed Council. Mayor Pro-Tem Magerkurth made a motion to award the construction agreement to Trimbuilt in an amount not to exceed \$5,732,798.24 to perform work required for the construction of Fire Station No. 2 and offsite improvements and authorize the City Manager to execute the agreement. Councilmember Morris seconded the motion. The motion carried by a vote of 6-0.
 - (b) **Discussion and Action on an Operating Agreement for Western Region Radio System.** Russell Sander, Assistant City Manager addressed the Council. Councilmember Haddock moved to approve the Operating Agreement for Western Region Radio System. Councilmember Haltom seconded the motion which carried by a unanimous vote (6-0).
- Mayor Packer opened items 7(c) through 7(f). City Manager Caleb Kraenzel addressed Council, followed by Gregory Miller, Attorney Bickerstaff Heath Delgado Acosta
- (c) **Discussion and Action on Resolution 2026-R-02E determining the Costs of Certain Authorized Improvements to be Financed by the Manzano Mile Public Improvement District (The Highlands); Approving a Preliminary Service and Assessment Plan, Including Proposed Assessment Rolls; Calling a Regular Meeting and Noticing a Public Hearing for March 17, 2026 to Consider an Ordinance Levying Assessments on Property**

Located within the Major Improvement Area of the Manzano Mile Public Improvement District (The Highlands); Directing the Filing of the Proposed Assessment Rolls with the City Secretary to Make Available for Public Inspection; Directing City Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Incident and Related Thereto. Councilmember Haddock moved to approve Resolution 2026-R-02E. Mayor Pro-Tem Magerkurth seconded the motion. The motion carried by a vote of 6-0.

- (d) Discussion and Action on Resolution 2026-R-02F determining the Costs of Certain Authorized Improvements to be Financed by the Manzano Mile Public Improvement District (The Highlands); Approving a Preliminary Service and Assessment Plan, Including Proposed Assessment Rolls; Calling a Regular Meeting and Noticing a Public Hearing for March 17, 2026 to Consider an Ordinance Levying Assessments on Property Located within the Improvement Area #1 of the Manzano Mile Public Improvement District (The Highlands); Directing the Filing of the Proposed Assessment Rolls with the City Secretary to Make Available for Public Inspection; Directing City Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Incident and Related Thereto. Mayor Pro-Tem Magerkurth moved to approve Resolution 2026-R-02F. Councilmember Haltom seconded the motion. The motion carried by a vote of 6-0.
- (e) Discussion and Action on Resolution 2026-R-02G, a resolution approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for City of Marble Falls, Texas Special Assessment Revenue Bonds, Series 2026 (Manzano Mile Public Improvement District (The Highlands) Major Improvement Area Project). Councilmember Haddock moved to approve Resolution 2026-R-02G. Councilmember Haltom seconded the motion. The motion carried by a vote of 6-0.
- (f) Discussion and Action on Resolution 2026-R-02H, a resolution approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for City of Marble Falls, Texas Special Assessment Revenue Bonds, Series 2026 (Manzano Mile Public Improvement District Improvement (The Highlands) Area #1 Project). Mayor Pro-Tem Magerkurth moved to approve Resolution 2026-R-02H. Councilmember Haddock seconded the motion. The motion carried by a vote of 6-0.

Mayor Pro-Tem Magerkurth recused himself from the proceedings, citing a conflict of interest. City Secretary Christina McDonald confirmed that an affidavit has been duly filed.

- (g) Discussion and Action on Amendment No. 2 to the Construction Manager at Risk Agreement between the City of Marble Falls and MGC Contractors, Inc. related to the GMP-2 proposal for the construction of the One Water, Three (3) Million Gallon per Day (MGD), Water Reclamation Plant in an amount not to exceed \$57,870,477.87. Caleb Kraenzel, City Manager addressed the Council. Councilmember Haddock moved to approve Amendment No. 2 to the construction manager at risk agreement between the City of Marble Falls and MGC Contractors related to GMP-2 in an amount not to exceed

\$57,870,477.87. Councilmember Morris seconded the motion. The motion carried by a vote of 5-0, with Mayor Pro-Tem Magerkurth abstaining.

8. **CITY MANAGER'S REPORT.** City Manager Caleb Kraenzel provided Council with an update on recent Traffic Control Committee action.

6:51 p.m. Council convened to Executive Session

7:06 p.m. Council returned to Open Session

9. **EXECUTIVE SESSION CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION** Pursuant to §551.071 (*Private Consultation between the Council and its Attorney*) of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the following:

- Consultation with City Attorney regarding pending utility claim

10. **RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Councilmember Haddock moved to authorize payment in the amount directed in Executive Session and authorize the City Manager to execute a settlement agreement subject to City Attorney approval. Mayor Pro-Tem Magerkurth seconded the motion. The motion carried by a unanimous vote (6-0).

11. **ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.** Staff reviewed the March 3 draft agenda with Council.

12. **ADJOURNMENT.** There being no further business to discuss, Councilmember Haltom moved to adjourn. Mayor Pro-Tem Magerkurth seconded the motion. The meeting was adjourned at 7:10 pm.



John Packer, Mayor

ATTEST:



Christina McDonald, TRMC
City Secretary