



**NOTICE OF MEETING  
OF THE  
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**

A quorum of the Marble Falls City Council may be present

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Notice is hereby given that a **Regular Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon on Wednesday, May 6, 2015** in the **City Hall Council Chambers** located at 800 Third Street, Marble Falls, Texas at which time the following subjects will be discussed:

**1. CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT**

**2. CITIZENS COMMENTS** *This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The President may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*

**3. APPROVAL OF MINUTES**

- April 1, 2015 regular meeting **Christina McDonald, Secretary**

**4. PRESENTATIONS AND UPDATES**

- Update from the City of Marble Falls. **Mike Hodge, City Manager**

**5. DIRECTOR'S REPORT**

Update and Discussion on the following:

- Web Site Activity
- Marketing

**6. DISCUSSION AND ACTION ITEMS**

- (a) Discussion and Action on awarding bid for Lawn and Ground Maintenance at the Business and Technology Park. **Staff**
- (b) Discussion and Action on awarding bid for tree trimming at South Main property. **Staff**
- (c) Discussion and Action on reimbursement from Flatrock for electric line. **Staff**
- (d) Discussion and Action on Service Addendum 4 with Cobalt Real Estate Development. **Staff**
- (e) Discussion and Action on transferring ownership of the property located at 215 Avenue Q to the City of Marble Falls. **Staff**

7. **EXECUTIVE SESSION**

**Close Open Session and Convene Executive Session** pursuant to §551.087 (*Economic Development*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects

8. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION**

9. **FUTURE AGENDA REVIEW**

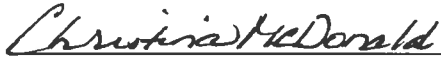
10. **ADJOURNMENT**

*"The Marble Falls Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)."*

*In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Economic Development Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.*

**Certificate of Posting**

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on the 1<sup>st</sup> day of May 2015 at 11:30 am/pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.



Christina McDonald, TRMC  
EDC Secretary

This public notice was removed from the official posting board at the City of Marble Falls' City Hall on the following date and time:

By: \_\_\_\_\_  
City Secretary's Office  
City of Marble Falls, TX

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

On this the 1<sup>st</sup> day of April, 2015 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, 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	President
Steve Reitz	Vice President
Mark Hodges	Director
Jane Marie Hurst	Director
George (Butch) Kemper	Director
Mark Mayfield	Director
Judy Miller	Director

**ABSENT:** None

**STAFF:**

Christian Fletcher	Executive Director
Rose Metzler	Administrative Assistant
Monte Akers	Attorney
Mike Hodge	City Manager
Christina McDonald	City Secretary
Margie Cardenas	Finance Director
Caleb Kraenzel	Director of Development Services
George W. Russell	Mayor

**VISITORS:** Celia Merrill (Career Pathways), Alexandria Randolph (The Highlander), Tessa Schmidtzinsky (PEC), Joe Don Dockery (Burnet County Commissioner Precinct 4), Eric Looper (CEO Baylor Scott & White), Jana Sharpley (Scott & White Healthcare Foundation), Bob Shafer (Baylor Scott & White Capital Campaign steering committee), John Kemper (Baylor Scott & White Capital Campaign steering committee)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Packer called the meeting to order.
2. **CITIZENS COMMENTS.** Scott & White CEO Eric Looper gave the board an update on the Baylor Scott & White Hospital. Mr. Looper stated that the hospital is scheduled to open August 3, 2015. Mr. Looper introduced Jana Sharpley, Scott & White Healthcare Foundation.

3. **APPROVAL OF MINUTES.** Vice President Reitz made a motion to approve the minutes of the March 3, 2015 special meeting and the March 4, 2015 regular meeting. Director Miller seconded the motion. The motion carried by a unanimous vote (7-0).
4. **PRESENTATIONS AND UPDATES.** Margie Cardenas, Director of Finance presented the quarterly investment report for October 1, 2014 through December 31, 2014.
5. **DIRECTOR'S REPORT.** Executive Director Christian Fletcher gave an update on marketing, website activity, the downtown project and professional development.
6. **DISCUSSION AND ACTION ITEMS**
  - (a) **Discussion and Action on request for assistance from Mickey West Career Assets.** Celia Merrill gave a presentation to the board. Ms. Merrill requested assistance in the amount of \$10,000 for the Pathways to Careers Program. Director Mayfield made a motion to approve the request in the amount of \$10,000 to be funded from the Community Leverage Fund. Director Kemper seconded the motion. The motion carried by a vote of 7-0.
  - (b) **Discussion and Action on participating in the City's Comprehensive Plan update process.** Christian Fletcher and Caleb Kraenzel addressed the board. Vice President Reitz made a motion to participate in the City's Comprehensive Plan update in an amount not to exceed \$29,500. Director Hurst seconded the motion. The motion carried by a unanimous vote (7-0).
  - (c) **Discussion and Action on contract for demolition services at South Main.** Christian Fletcher addressed the board. Mr. Fletcher stated three bids were received. After review of the bids, Director Kemper made a motion to award the contract for demolition services at South Main Street to Maynard Construction in the amount of \$24,900 and authorize the EDC Director to spend up to \$32,000 if needed. Director Hurst seconded the motion. The motion carried by a vote of 7-0.
  - (d) **Discussion and Action on replacing carpet at Frank Fickett Center.** Dr. Kelly Fox addressed the board requesting the EDC's funding participation to replace carpet at the Frank Fickett Center. Jonathon Young was also present to address maintenance at the Frank Fickett Center. After some discussion, Director Mayfield made a motion to participate in one-third of the funding for carpet replacement work performed at the Frank Fickett Center by Eclectic Flooring contingent upon the participation of Texas Tech Hill Country and Central Texas College not to exceed \$12,000. Director Miller seconded the motion. The motion carried by a unanimous (7-0) vote.
  - (e) **Discussion and Action on mid-year budget amendments.** After review of the proposed budget amendments, Vice President Reitz made a motion to accept the amendments as presented and include a \$5,000 increase in the building

maintenance fund. Director Hurst seconded the motion. The motion carried by a vote of 7-0.

7. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), pursuant to §551.071 (*Private Consultation between the Board and its Attorney*), and pursuant to §551.072 (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act, the Marble Falls Economic Development Corporation Board will meet in Executive Session to discuss the following:

- Economic Development Prospects

1:31 pm convened to Executive Session

2:05 pm returned to Open Session

8. **RECONVENE TO OPEN SESSION.** No action was taken.

9. **FUTURE AGENDA REVIEW.** Items for the May agenda were reviewed.

10. **ADJOURNMENT.** There being no further business to discuss, Director Hurst made a motion to adjourn. The motion was seconded by Vice President Reitz. The meeting was adjourned at 2:06 pm.

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John Packer, President

ATTEST:

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Christina McDonald, EDC Secretary

**MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION**  
**Agenda Item Cover Memo**  
**May 6, 2015**

**Agenda Item:** 7  
**Prepared By:** Christina McDonald, Secretary  
**Department:** Administration  
**Submitted By:** EDC Board

**AGENDA CAPTION**

**EXECUTIVE SESSION**

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**CERTIFICATION:**

I hereby certify that I have reviewed the proposed topic for the Executive Session described herein and in my opinion, the Texas Open Meetings Act authorizes the Marble Falls Economic Development Corporation to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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EDC Attorney