



CITY OF

Marble Falls

TEXAS



PROUD TO BE

A Certified *Scenic* City

State of the City

(commercial development)

- Bealls – *Opening Spring of 2017*
- HEB – *Coming early 2018*
- ROSS Dress for Less – *Opening August 2016*
- Burger King – *Coming 2017*
- Chik Fi La - *Coming 2017*
- Westlake Dermatology – *Opening 2017*

State of the City

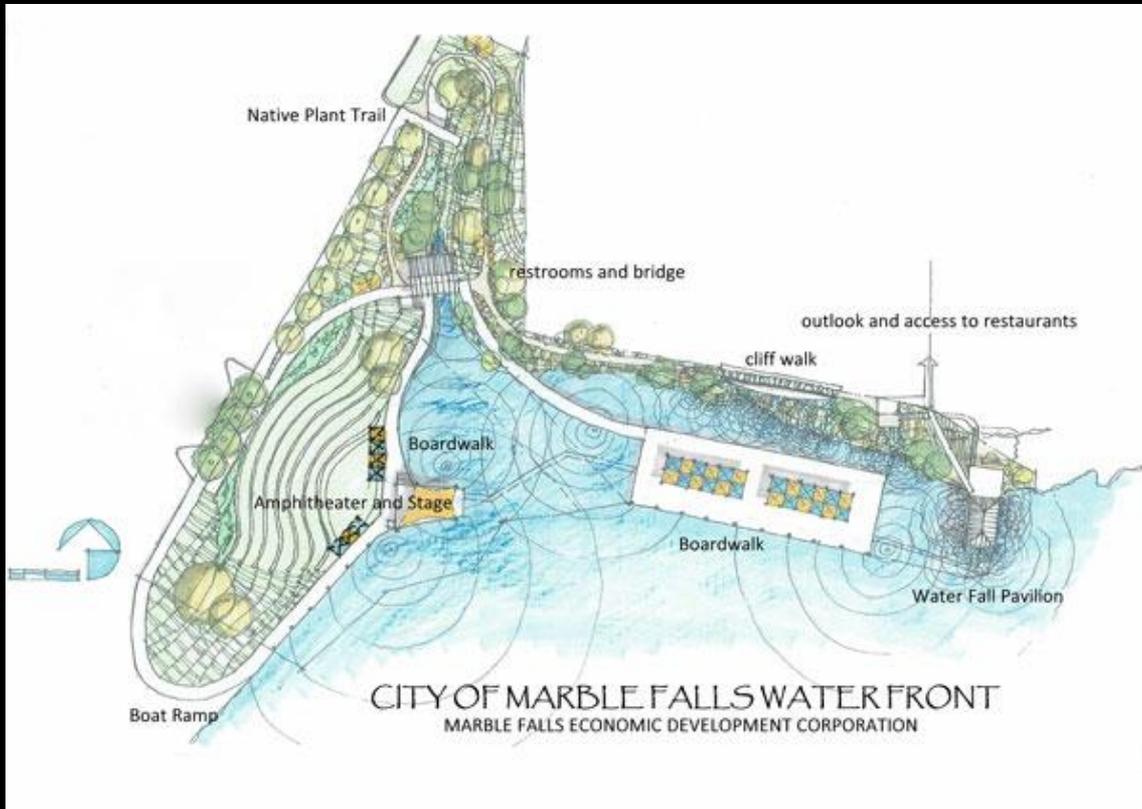
(residential development)

Gregg Ranch *is a 240 acre master planned community located at the southwest corner of Hwy 281 and Hwy 71, currently in utility design phase.*

Homestead at Mormon Mill *is a market rate apartment complex located behind the Home Depot and it is currently under Phase I construction which includes 70 living units as well as an amenities building*

Mustang Ridge *is a low density housing development located east of the High School, currently in the design phase.*

State of the City (Lakefront Development)



The Marble Falls Economic Development Corporation has partnered with Novak Cobalt Partners on a plan to redevelop the Marble Falls lakefront. The design includes exciting public realm amenities including trails, boardwalk, amphitheater, improved green space and lake access. The proposed Hotel and Conference center will be the economic catapult that will afford the improvements along the lake.



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New Development Projects



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Agendas & Minutes

Welcome to
Marble Falls

For information regarding development projects going on in the City, check out the home page of www.marblefallstx.gov.

State of the City

(streets)



The new street program implemented in 2016 includes curb and gutter with street installations

State of the City

(streets)



The realignment of Avenue N to Bluebonnet Drive was completed ahead of schedule and has made way for the redevelopment of the new HEB and Bealls. TxDOT has notified the City that they will begin the installation of the new signals at the intersection this fall.

State of the City

(streets)



In 2015, TxDOT conducted a study of Hwy 281 south in Marble Falls. It was determined that speed limits be lowered for safety. At the same time, the installation of a continuous center hand turn lane thru to the State Hwy 71 intersection had already been slated. The \$7 Million expansion project will begin in 2017 and will prove to be safer for travelers as development moves in along this corridor.

State of the City (streets)



The City Council has approved a request to TxDOT in order to initiate a study for the removal of the traffic signals at Hwy 281 and 7th Street. It was determined by Staff that the 6th St. intersection was sufficient for the level of cross traffic in this area. Removal of the 7th Street signals will lessen congestion and improve the flow of traffic along Hwy 281.

State of the City

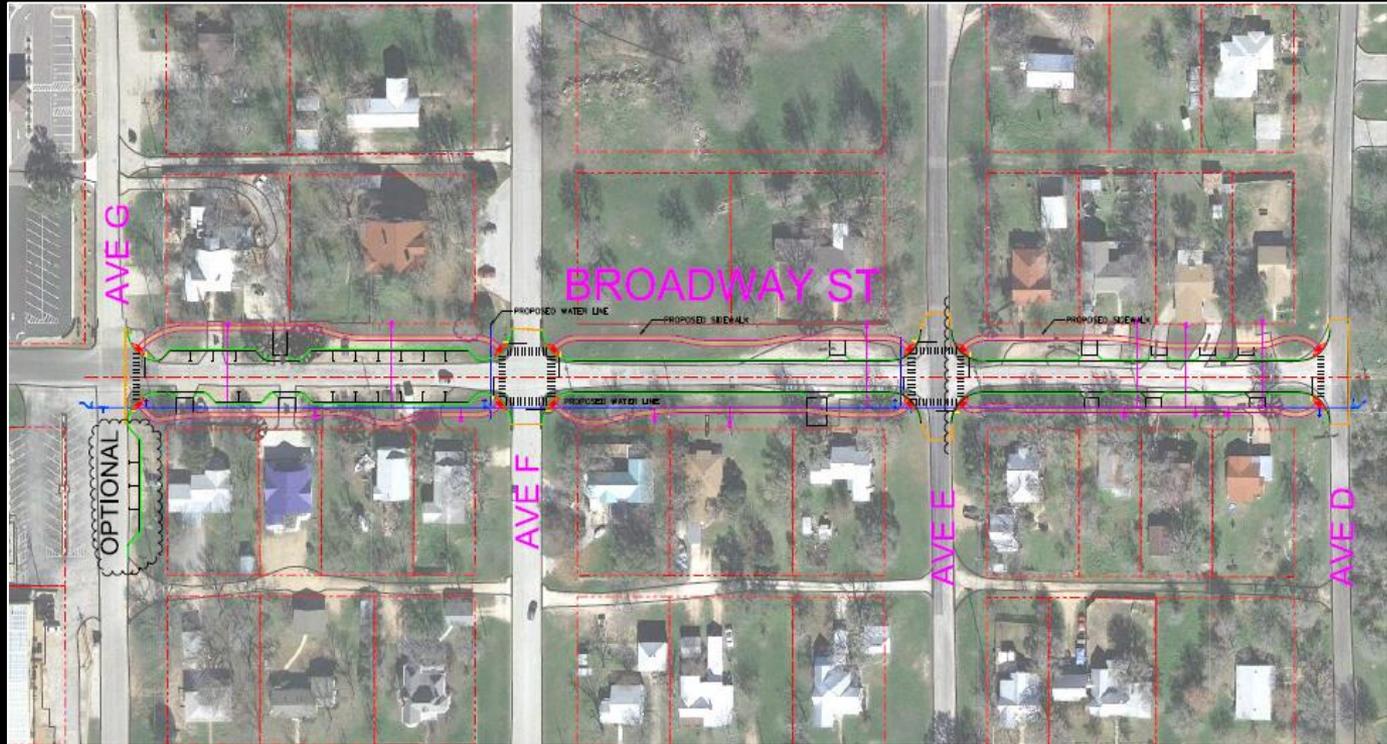
(streets)



The 2016 Marble Falls Comprehensive Plan Update approved by Council in June, recommended a traffic study be conducted at the Hwy 281/Mormon Mill/Mission Hills intersection. The study will begin in the fall when back to school traffic is once again a factor in order to ensure a thorough study resulting in recommendations to improve safety as well as the efficiency of traffic through the intersection.

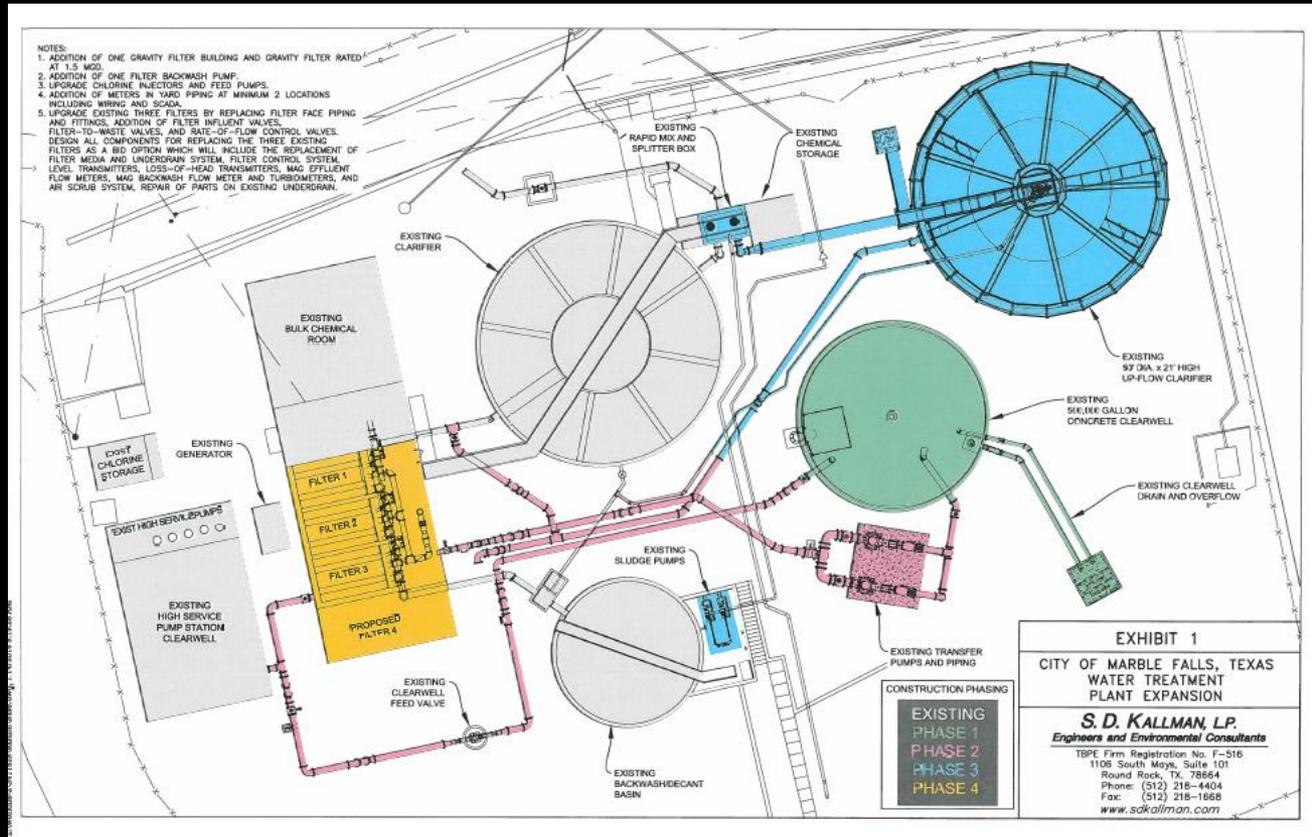
State of the City

(streets)



The Public Works Department will begin the replacement of an 85 year old deteriorating water line along Broadway from G to D with an upgraded 10" PVC water line. This work will be done ahead of the street improvements slated for 2017 along the same stretch of roadway which will include the installation of curb, gutter and sidewalks. All of which are elements of the City's new street program.

State of the City (water and sewer)



The final phase of the water plant expansion is set to begin later this year, maximizing the capacity at the location along Lake Marble Falls and ensuring we continue to operate within state guidelines. The expansion will also improve the quality of service to our utility customers and accommodate growth and development.

State of the City

(water and sewer)



The Wastewater Plant is currently undergoing a \$2.55 MM expansion to increase capacity to 1.5 MGD. The plant has been operating at 90% capacity for the last three years. TCEQ dictates that if treated flow reaches 90%, the plant must be under construction for expansion. The project will ensure we are in line with state regulation and that we continue to provide quality service to our utility customers.

State of the City

(water and sewer)



TCEQ requested the City submit a corrective action plan to replace the deteriorating 500,000 water tank located at the Via Viejo pump station. Over the last several years, the City has been able to conduct maintenance in order to extend the life of the system. As this effort has run its course, the replacement of the 500,000 tank and refurbishment of the 200,000 tank are slated for the FY16/17 budget year. The improvements will improve efficiency throughout the system and improve quality of service to our utility customers.

State of the City

(water and sewer)



The Public Works Department will begin the replacement of a 1500' water distribution line along Hwy 1431 as well as the installation of new fire hydrants. The deteriorating line has seen five breaks in the last two years and jeopardizes service to the schools and surrounding residents. The project will ensure we are able to provide dependable, quality service to the community.

State of the City

(financial)

Proprietary Fund

- \$7.93 Million Bond Package in 2016 for utility infrastructure improvements
- Bond Issuance will require a utility rate increase to be discussed at the September council meetings

General Fund

- \$1 Million Bond Package in 2017 for street and public safety improvements
- Will be issued in combination with bond refunding set to save the city another \$600,000 in 2017

Research > Fixed Income >

AGGREGATE BND: 1944.06 2.88 (0.15%)
US CORP: 116.54 0.00 (0.00%)

CBOT TREASURY: 203.68 -0.64 (-0.31%)
US AGENCY: 1640.88 0.90 (0.05%)

A A A



Fitch Upgrades Marble Falls, TX's Outstanding Bonds and IDR to 'AA-'

BY BUSINESS WIRE | MUNICIPAL | 06/08/16 01:42 PM EDT
NEW YORK--(BUSINESS WIRE)-- Fitch Ratings has upgraded the ratings on the following bonds issued by Marble Falls, Texas to 'AA-' from 'A':

- \$3.29 million general obligation (GO) refunding bonds series 2013;
- \$13.146 million combination tax and revenue certificates of obligation (COs) series 2007 and 2008;
- Issuer Default Rating (IDR).

SECURITY

The bonds and COs are payable from an annual ad valorem tax levied against all taxable property in the city, limited to \$2.50 per \$100 of taxable assessed valuation (TAV). The COs are additionally payable from net revenues of the city's water and wastewater enterprise fund.

KEY RATING DRIVERS

The upgrade to 'AA-' reflects the city's strong revenue raising capacity and solid expenditure flexibility coupled with conservative budget practices that have yielded ample financial flexibility while addressing growth-related needs. Long-term liabilities are expected to remain a moderate burden on resources given the city's issuance plans.

Economic Resource Base

Marble Falls is located in Burnet County in the middle of the Texas Hill Country on the Colorado River. The city is approximately 45 miles northwest of Austin (GOs rated 'AAA'/Outlook Stable). The economic resource base is predominately composed of the education, government and retail industries.

Revenue Framework: 'aaa' factor assessment
population growth and business development will continue to support revenue growth at

having maximized sales tax rates, the city's low property tax

More Fixed Income

Fitch Rates Municipal of Georgia's Gas
BY BUSINESS WIRE
11:22 AM EDT

DIARY-Top Economic
July 19
BY REUTERS | ECONOMICS
11:20 AM EDT

Treasury yields hit
month as stocks
BY MARKETWATCH
11:14 AM EDT

BOND REPORT:
Their Highest
March To A Record
BY DJ BUSINESS
11:14 AM EDT

All Fixed Income

- RESEARCH FIXED INCOME
- Find Bonds & CDs
- Research & Markets
- Bond Tools
- Service & Solutions
- Understanding Bonds
- NEWS, EVENTS, & REPORTS
- Fixed Income News
- Economic Calendar
- Reports Search
- Explore Research Firms

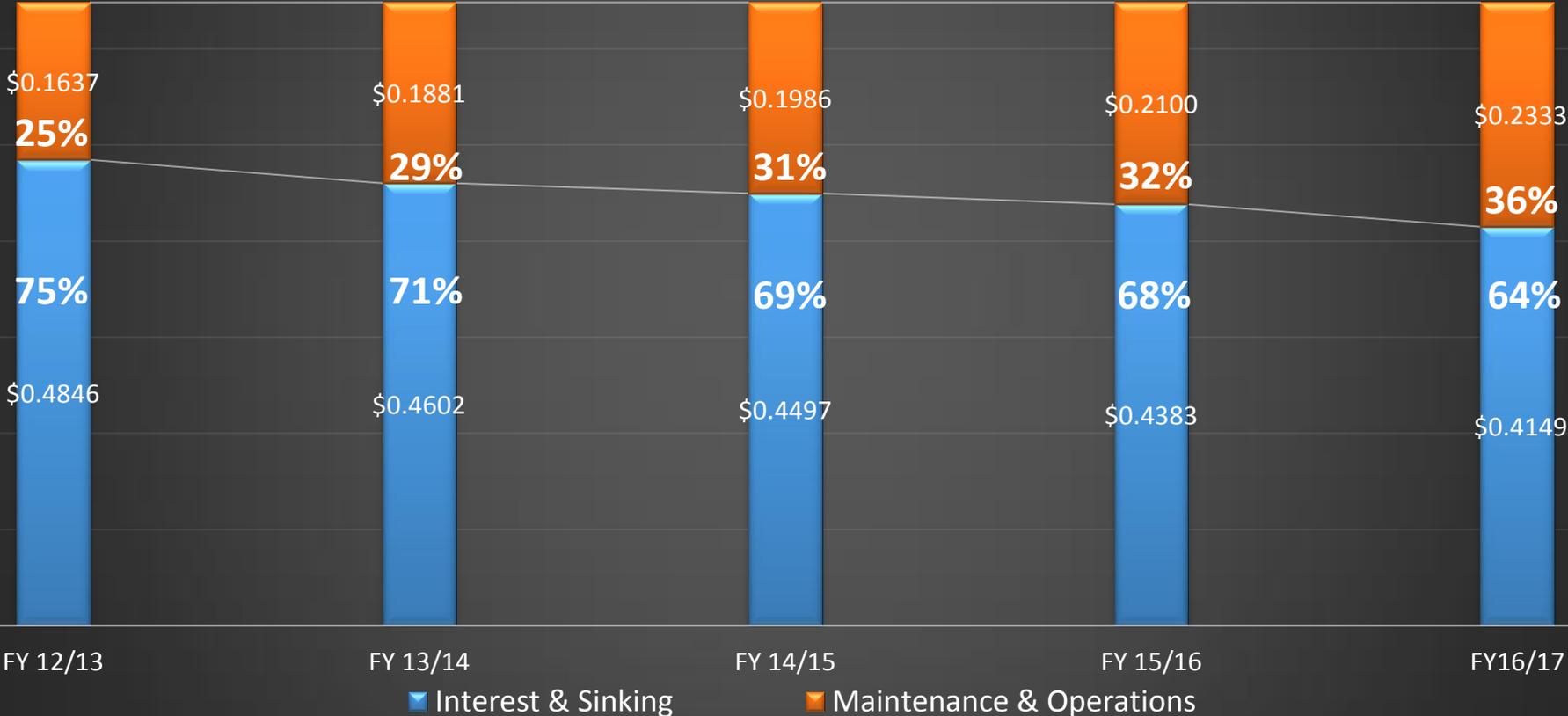
*“The adequate ability to lower expenditures comes primarily from its **strong control over the workforce.**” – Business Wire (June 8, 2016)*

“Debt Plans are minimal and include mostly **self supporting debt** for enterprise funds. **Amortization is rapid** with approximately 71% of debt retired in 10 years.” – Business Wire (June 8, 2016)

*“The fiscal 2015 unrestricted fund balance of approximately \$1.5 million is over 17% of total General Fund expenditures. For fiscal year 2016, the city’s **expenses are coming in approximately 3% below budgeted amounts** and revenues remain on par...” – Business Wire (June 18, 2016)*

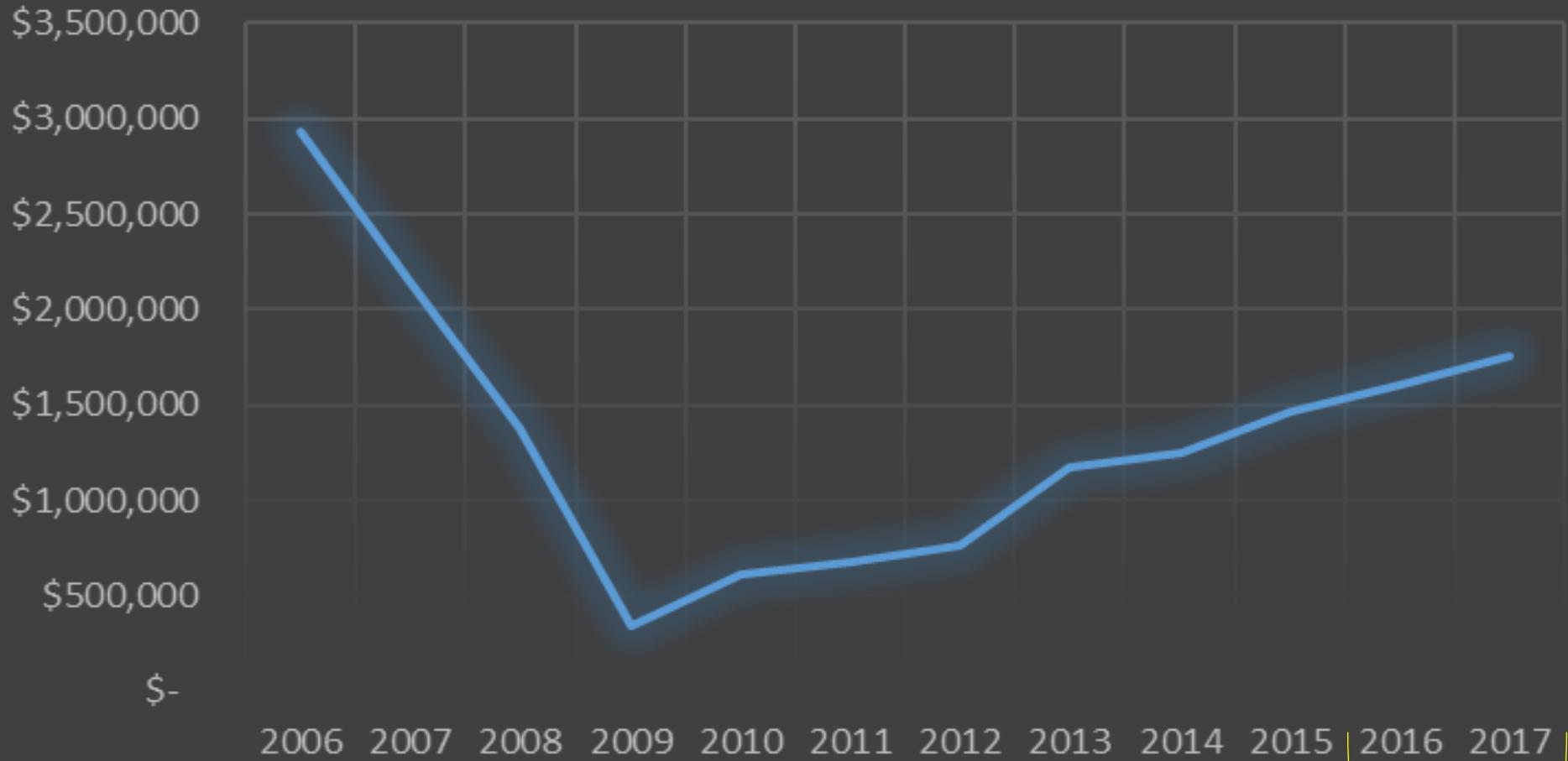
*“Operations are also reliant on enterprise fund transfers although these have declined in recent years...to about 4.4% of total general fund expenditures in 2015, well below the approximate 8% transfers in FY 2013. **Given the need to issue additional utility-supported debt for system improvements, the city is reducing its reliance on such transfers, which Underscores it’s improved financial performance.**” – Business Wire (June 18, 2016)*

Tax Rate = \$.6483



The City has maintained the same tax rate since 2012. During that time we have been able to reduce the amount of property tax utilized for debt and increase resources on the Maintenance & Operations side.

Reserve Fund



PROJECTED

The City is well on it's way to restoring reserve funds with a goal of obtaining a balance of 25% of operations or \$2 MM. Reserves were depleted after the flood in 2007 and the recession that began in 2008. Year after year we have operated under budget in order to meet our goal by the year 2020.



CITY OF

Marble Falls

TEXAS



PROUD TO BE

A Certified *Scenic* City