

**CITY OF ALEDO, TEXAS
CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, MARCH 24, 2022
Meeting 6:00 P.M.**

The City Council Meeting scheduled for 6:00 p.m. March 24, 2022, at the Aledo Community Center was conducted as a public meeting, and the public was invited to attend.

CALL TO ORDER

The Aledo City Council met in regular session on Thursday, March 24, 2022, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 6:04 p.m. with the following members present; Councilmember Shane Davis, Councilmember Nick Stanley and Mayor Pro Tem Dan Herbert. Councilmember Matt Ribitzki and Councilmember Kimberly Hiebert were not present at this meeting having given prior notice of thier absence.

Staff members who were present: City Administrator Sharon Hayes, Director of Public Works Gretchen Vazquez, City Secretary Deana McMullen, Finance Director Coy Gray, Director of Parks and Events Erica Haney, City Planner Nathan Gonzalez and City Attorney Alicia Kehr.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Kit Marshall gave the Invocation and led the Pledge of Allegiance

PROCLAMATIONS AND PRESENTATIONS

Certificate of Recognition for Weatherford Mountain Bike Club and Larry Colvin
Mayor Kit Marshall recognized Larry Colvin, Shadow Jones, Aaron Gorman and Patrick Edmonson for the work they and other volunteers have done with the Community Center Park, the old tennis/basketball court. They have turned it into a jump bike park for beginners and have created more connectivity on the trails, connecting the trails from the North side of Aledo to the Southside. Mayor Marshall thanked them for all of their work and for helping to fine a yes for the use of the property. It is exciting and creates a lot of energy. It reflects the wholesomeness of Aledo. Mayor Marshall Thanked all of them and the Weatherford Mountain Bike Club for helping to make things happen. She then read the Certificate of recognition aloud and presented it to Mr. Colvin.

Proclamation recognizing the month of April 2022 as Sexual Assault Awareness month in Aledo

Mayor Kit Marshall read aloud the Proclamation recognizing the month of April 2022 as Sexual Assault Awareness month in the City of Aledo and presented the Proclamation to Donna of Freedom House.

CITIZEN APPEARANCES

CITY COUNCIL CANNOT DISCUSS ANY PRESENTED ISSUE NOR MAY ANY ACTION BE TAKEN ON ANY ISSUE AT THIS TIME. COMMENTS ARE LIMITED TO (3) MINUTES AND THIS TIME IS NOT TRANSFERABLE. PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.

There were no citizen appearances for this meeting

CONSENT AGENDA:

All of the following items on the consent agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests. Approval of the consent agenda authorizes the City Administrator to implement each item in accordance with the staff recommendation.

1. February 28, 2022, Regular City Council Minutes.

Motion was made by Council Member Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve the consent agenda as presented.

Motion carried 3-0

EXECUTIVE SESSION

The City Council for the City of Aledo, Texas, will convene into Executive Session pursuant to the Texas Government Code, Chapter 551 to discuss the following:

The city council may convene in executive session to receive advice from its attorney on any posted item and to seek advice regarding

- 2.) 551.071 CONSULTATION WITH ATTORNEY – SEEK ADVICE REGARDING PENDING OR CONTEMPLATED LITIGATION, A SETTLEMENT OFFER, OR ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF

**PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY
CONFLICTS WITH THIS CHAPTER.**

a) Discuss the Bailey Ranch Development Agreement

Additionally, the Council may convene in executive session to receive advice from the City Attorney on any posted item.

Mayor Kit Marshall adjourned the regular meeting into Executive Session at 6:17 pm. Those in attendance at this meeting were Mayor Kit Marshall, Mayor Pro Tem Dan Herbert, Councilmember Nick Stanley, Councilmember Shane Davis, City Administrator Sharon Hayes, City Secretary Deana McMullen and City Attorney Alicia Kehr.

Following the Executive Session, Mayor Kit Marshall called the regular meeting back to order at 6:25 p.m.

ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

3. Any action necessary from Executive Session

There was no action necessary for this item.

PUBLIC HEARING:

4. Public Hearing: to hear comments for or against the amending of the City of Aledo land use assumptions, capital improvements plan and impact fees for water and wastewater utilities.

Mayor Kit Marshall opened the Public Hearing to hear comments for or against the amending of the City of Aledo land use assumptions, capital improvements plan and impact fees for water and wastewater utilities at 6:25 pm. Mr. Steven Johnson from Freese & Nichols gave a presentation regarding the Impact fees, land use assumptions, capital improvements plan.

There were no additional comments on this item. Mayor Kit Marshall closed the Public hearing at 6:38 pm

ITEMS FOR DISCUSSION:

5. Discuss and action to adopt an ordinance updating the City's land use assumptions, capital improvements plan, and impact fees for water and wastewater utilities.

Director of Public Works Gretchen Vazquez addressed the council and recommends that they adopt the ordinance that amends the City of Aledo water and wastewater impact fees as it relates to the land use assumptions, water and wastewater capital improvements plan and the results of the impact fee study as was discussed in the Public Hearing.

Motion was made by Mayor Pro Tem Dan Herbert, seconded by Councilmember Shane Davis to adopt Ordinance Number 2021-153 as recommended by staff.

Motion carried 3-0

6. Discuss and consider action on conducting a Pilot Study to Evaluate Automated Water Meters

City Administrator Sharon Hayes addressed the Council in reference to consideration for conducting a pilot study to evaluate automated water meters. Mr. Clint Arnold was present at the meeting to give a presentation and answer any questions. City Administrator Sharon Hayes stated that customer service is enhanced when you have automated water meters and the customers can access a portal and monitor their consumption as well as set alarms that help them achieve their desired usage. Currently staff is manually reading over 1800 water meters as well as the readings are then being manually entered into the system. This process takes approximately 5-7 days to complete. With automated water meters, this would go away. The information before the council is from Aqua Metric Sales Company. They are proposing to do a pilot program with approximately 100 meters for the city to see if this is something we would want to move forward with. The upfront cost for this project would be \$32,530 and \$135,915.62 would be deferred. The \$32,530 includes \$5,000 to establish communications with the City's Incode system. The city has two funding sources for this project. The first is approximately \$22,500 allocated to water meter change outs. The second is Coronavirus Local Fiscal Recovery Funds. Water system improvements are an accepted use for these funds.

Motion was made by Councilmember Nick Stanley, seconded by Councilmember Shane Davis to approve for the City to participate in a pilot study for the automated water meters pending approval of the contract by the City Attorney.

Motion carried 3-0

7. Discuss and consider approval of the Water and Wastewater Impact Fee Agreement with Parks of Aledo, Bluffs.

In November of 2019 the City Council approved a Development agreement between the City and Bailey Ranch. The property consists of approximately 86.74 acres in the North tract and 107.95 acres in the South tract. The North Tract is referred to as the Bluffs in the agreement. In the agreement the developer requested and the city agreed to reimburse the developer for some of the costs to install on-site wastewater infrastructure and to upsize of site water lines. The developer agreed to upsize an offsite water line and install an on-site wastewater system to serve the Bluffs. According to the agreement the developer will be reimbursed for a portion of those costs as the lots are developed.

Motion was made by Mayor Pro Tem Dan Herbert, seconded by Councilmember Nick Stanley to approve the Water and Wastewater Impact Fee agreement.

Motion carried 3-0

8. Discuss and consider approval of amending Section 36 of the City of Aledo Zoning Ordinance to provide for (2) alternated members to be added to the Planning & Zoning Commission.

This item requires a Public Hearing before action is taken. Mayor Kit Marshall opened the Public Hearing to hear comments from the public for or against the item to consider adopting and amending the Zoning Ordinance to allow for two (2) alternates for the Planning & Zoning Commission to participate in the event the regular members are not able to attend a meeting at 7:08 p.m. There being no one to speak for or against this item Mayor Kit Marshall closed the public hearing at 7:09 pm

Motion was then made by Councilmember Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve and adopt the Ordinance that allows for two (2) alternates for the Planning & Zoning Commission as discussed.

Motion carried 3-0

9. Discussion and consider approval of amending the City of Aledo Zoning Ordinance to create the Neighborhood Services zoning districts

This item requires a Public Hearing before any action is taken. Mayor Kit Marshall opened the Public Hearing to hear comments for or against the item to consider amending the Aledo Zoning Ordinance to create the Neighborhood Services Zoning districts at 7:10 pm.

City Planner Nathan Gonzalez addressed the Council in reference to this item. Mr. Gonzalez stated that Neighborhood Services Zoning Districts are intended for light retail, office facilities, neighborhood shopping facilities, and commercial facilities of a low-impact service character that accomadates the daily and frequent needs of the adjacent residential area. The Planning & Zoning Commission held a Public Hearing at their regular meeting and they recommend approval to establish the Neighborhood Services Zoning District with the removal of Building Materials, Inside Storage as a permitted use in Table 7.

There were no further comments on this item. Mayor Kit Marshall closed the public hearing at 7:12 pm

Motion was made by Mayor ProTem Dan Herbert, seconded by Councilmember Nick Stanley to approve the amendment to the Zoning Ordinance to allow for Neighborhood Services Zoning District as discussed. (City attorney Alicia Kehr stated that the Planning

& Zoning board recommended to remove the Building Materials, Inside Storage as a permitted use in Table 7)

Mayor Pro Tem Dan Herbert amended his motion to include to accept the recommendation from the Planning & Zoning board to remove the Building Materials, Inside Storage as a permitted use in Table 7. Councilmember Nick Stanley seconded this amended motion.

Motion carried 3-0

10. Discussion and consider approval of amending Section 14-136 of the City of Aledo Zoning Ordinance to allow Food Trucks with the approval of Specific Use Permit in the following districts:

- **A- Agricultural District**
- **C-1 – Commercial District – Office, Light Retail, & Neighborhood Services**
- **C-2 – General Commercial District**
- **C-3 – Heavy Commercial District**
- **M-1 – Manufacturing/Industrial District Light**
- **M-2 – Manufacturing/Industrial District Heavy**
- **NS – Neighborhood Services**
- **DB – Downtown Business District**

This item requires a Public Hearing before any action is taken. Mayor Kit Marshall opened the Public Hearing to hear comments for or against the amendment of Section 14-136 of the City of Aledo Zoning Ordinance to allow Food Trucks with the approval of Specific Use Permit in specified zoning districts at 7:14 p.m.

City Planner Nathan Gonzalez stated that the City had previously approved permitted use of Food Truck Parks in various zoning districts. The current ordinance allows for food trucks to be permitted in Food Truck Parks. The amendment would allow for food trucks to be located outside of a Food Truck Park with a Specific Use Permit while remaining in the permitted zoning district. Planning & Zoning Commission recommends approval of the amendment to the Zoning Ordinance to allow Food Trucks with a Specific Use Permit in specified zoning districts.

There were no further comments on this item. Mayor Kit Marshall closed the Public Hearing at 7:17 pm

Motion was made by Councilmember Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve the amendment of Section 14-136 of the City of Aledo Zoning Ordinance to allow Food Trucks with the approval of Specific Use Permits in specified zoning districts with a Specific Use Permit.

Motion carried 3-0

11. Discussion and consider approval of contract with Pyro Shows of Texas for a Community Fireworks Display on June 3, 2022

Motion was made by Mayor Pro Tem Dan Herbert, seconded by Councilmember Nick Stanley to approve the contract with Pyro Shows of Texas for a Community Fireworks display on June 3, 2022 at the Aledo Fest Event.

Motion carried 3-0

12. Discussion and consider approval of amending the Aledo Ordinance 2008-02 to provide for (2) alternate members added to the Parks and Recreation Board.

Moton was made by Councilmember Shane Davis, seconded by Councilmember Nick Stanley to adopt the Ordinance amending 2008-02 that will provide for 2 alternates for the Parks and Recreation Board in the event the regular members are unable to attend the meetings.

Motion carried 3-0

COUNCIL AND STAFF COMMENTS

(In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, may ask questions of staff that require only responses of factual information or statements of existing city policy, or may request that non-routine matters of public concern be placed on a future agenda. Council members may not discuss non-agenda items among themselves. In compliance with the Texas Open Meetings Act, city staff members may comment on routine city operations and projects.

Staff members may respond to questions from others only with statements of factual information or existing city policy.)

There were no Council/Staff comments for this meeting.

STAFF REPORTS

City Administrator Sharon Hayes informed the Council that staff has been addressing traffic concerns in the Lasater addition with regards to the proposed improvements in the Pine Street District. Considerations have been to look at Paint on the Streets, Flip Stop Signs and add additional signage. (stop signs)

Director of Parks and Events Erica Haney addressed the Council in reference to the Swings at the Community Center Park. The swings have all been repainted and reinstalled. Bearcat Park equipment has been partially installed and they look to be finished within two weeks. Following that installation there will be a new fence and new mulch added to this park. Aledo Summer Blast is scheduled for Friday, June 3, 2022 and we are taking applications now for Sponsorships and Vendors. We are working on a new software program that will allow for online Community Center Rentals. This should be working within 30 days or so.

Director of Public Works Gretchen Vazquez stated that the project on Bailey Ranch Road is currently being worked on and the contractor is currently providing for two way traffic. The second portion of this project is expected to go out for bids in June and be on the City Council Agend in July.

ADJOURN

There being no other items to discuss or consider Mayor Kit Marshall adjourned the regular meeting of the Aledo City Council at 7:28 p.m.

PASSED AND APPROVED THIS THE 21st DAY OF April 2022.



Kit Marshall
Kit Marshall, Mayor

ATTEST:

Deana McMullen

Deana McMullen, City Secretary