

**CITY OF ALEDO, TEXAS  
SPECIAL CITY COUNCIL MINUTES  
MEETING LOCATION:  
CITY OF ALEDO COMMUNITY CENTER  
104 ROBINSON COURT  
ALEDO, TEXAS 76008  
WEDNESDAY, MAY 18, 2022  
6:00 PM**

**CALL TO ORDER:**

The Aledo City Council met in special session on Wednesday, May 18, 2022, at the Aledo Community Center, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 6:03 p.m. with the following members present; Councilmember Shane Davis, Councilmember Kimberly Hiebert, Councilmember Matt Ribitzki, Mayor Pro Tem Dan Herbert and Councilmember Nick Stanley.

Staff members who were present: City Manager Noah Simon, City Secretary Deana McMullen, Director of Parks and Events Erica Haney and City Attorney Alicia Kerh.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**ITEMS FOR DISCUSSION:**

**1. Consider all matters incident and related to the issuance and sale of “City of Aledo, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation.**

The need for a new city hall has existed for many years. In 2019 the city took the first real step in making this possible by hiring Randall Scott Architects to do a needs assessment and conceptual design. RSA worked on the project and determined the size of the building needed that would serve today as well as many years into the future as well as provide for a City of Aledo Police Department. The project would be funded through Certificates of Obligations (CO) bonds. Notice of Intent was posted to issue debt up to \$20 million that was approved by City council on March 21, 2022. Hilltop Securities and Norton Rose, Bond Counsel have worked with staff on this project. Bonds were priced on the morning of May 18, 2022. The City has a bond rating of AA which is a very strong rating for a City of our size.

Mr. Erick Macha of Hilltop Securities were present to discuss this with the Council. Mr. Macha stated that the information before the Council was hot off the press with the bond sale taking place earlier this morning. \$18,515,000 Combination Tax and Revenue Certificates of

Obligation, Series 2022 have been purchased and this will be a sufficient amount to fund the project. The interest rate is a set rate for the life of the bonds at 4.49%. June 14, 2022 is the closing date and funds will be delivered. This first payment will be due on November of 2022. In August of 2022 you will need to start budgeting for the payments. With the assessed growth coming in and the \$318,850 that was being used for Water and Wastewater debt now being paid for out of water revenue, the new debt tax rate should be around 11cents per \$100 valuation. This will be the only General fund debt.

Mayor Kit Marshall read aloud for the record, page 12 section regarding Credit Overview:

The rating reflects our opinion of the City's:

- Expanding local economy spurred by residential and commercial development; with good incomes and wealth per capita;
- Good management practices and policies, along with institutional framework;
- Strong budgetary performance and very strong flexibility and liquidity; and
- Weak debt profile with no additional debt plans.

**Motion was made by Council Member Kimberly Hiebert, seconded by Council Member Matt Ribitzki to approve and adopt Ordinance 2022-159 authorizing the issuance and sale of "City of Aledo, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2022", including the adoption of an ordinance authorizing the issuance of such certificates of obligation.**

**Motion carried 5-0**

**2. Consider approval of authorizing City Manager to sign contracts with Randall Scott Architects for the architectural work for the new City Hall.**

Mr. Preston Scott with Randall Scott Architects was present to answer any questions. He stated that the next step will begin the design process and the complex job of the building plans. Randall Scott Architects is thrilled and excited to partner with the City of Aledo for this project. Aledo did it right.

Motion was made by Councilmember Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve and authorize City Manager Noah Simon to sign the contracts with Randall Scott Architects for the new City Hall project.

**Motion carried 5-0**

### **3. Executive Session:**

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

(a). **§ 551.071. Consultation with Attorney.** The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about 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 the provisions of Chapter 551, including the following items:

- **Dean Ranch Development**

(b). **§ 551.087. Deliberation regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- **Dean Ranch Development**

### **ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION**

#### **4. Discussion and/or action to receive Council input on development policies for the Dean Ranch Development.**

Mayor Kit Marshall called the regular session back to order at 7:12 p.m.

Motion was then made by Councilmember Matt Ribitizki, seconded by Councilmember Shane Davis to table this item to the regular council meeting next week.

**Motion carried 5-0**

#### **5. Canvass of May 7, 2022 General City Election.**

City Secretary Deana McMullen read aloud the totals of the votes cast at the General Election held on Saturday, May 7, 2022 as follows:

Mayor – Shane Davis 174; Nick Stanley 254



City Council Place 2 – Tiffany Villarreal 182; Christian Pearson 208

City Council Place 4 – Nelson Rowls 350

**6. Approval of Resolution Number 2022-107 approving the results of the May 7, 2022 General City Election.**

Motion was made by Councilmember Matt Ribitzki, seconded by Mayor Pro Tem Dan Herbert to approve Resolution number 2022-107 approving the results of the May 7, 2022 General City Election declaring winners as Nick Stanley – Mayor; Christian Pearson – City Councilmember Place 2 and Nelson Rowls – City Council Place 4.


Motion carried 5-0


**ADJOURN**

With there being nothing further to discuss or consider Mayor Kit Marshall adjourned this Special meeting of the Aledo City Council at 7:17 pm.

PASSED AND APPROVED THIS THE 21<sup>st</sup> DAY OF MAY, 2022.



  
Deana McMullen, City Secretary

  
Kit Marshall, Mayor