

**CITY OF ALEDO, TEXAS  
WORK SESSION AT 5:15 P.M.  
CITY COUNCIL MINUTES  
MEETING LOCATION: ALEDO COMMUNITY CENTER  
104 ROBINSON COURT  
ALEDO, TEXAS 76008  
THURSDAY, JUNE 24, 2021  
6:00 P.M.**

**The City Council Meeting was scheduled for 6:00 p.m. June 24, 2021 at the Aledo Community Center will be conducted as a public meeting, and the public is invited to attend.**

**The public was permitted to offer public comments telephonically on any agenda item as permitted by the presiding officer during the meeting. A recording of the telephone/video meeting was made and was available to the public in accordance with the Open Meeting Act within 24 hours, after the end of the meeting.**

**WORK SESSION - START AT 5:15 P.M. To meet with Randall Scott architects regarding the needs assessment for new City Hall.**

Mayor Kit Marshall called the work session to order at 5:17 pm for a meeting with Randall Scott Architects to discuss the needs assessment project for a new city hall. Those in attendance were; Mayor Kit Marshall, Councilmember Kimberly Hiebert, Councilmember Shane Davis, Councilmember Nick Stanley, Mayor Pro Tem Dan Herbert, City Administrator Sharon Hayes, Parks Director Toni Fisher and City Secretary Deana McMullen.

Mr. Randall Scott and Preston Scott from Randall Scott architects were present to discuss the needs assessment for a new City Hall with the Mayor and City Council during a work session. Mayor Kit Marshall called the work session to order at 5:20 p.m. Those in attendance were Mayor Kit Marshall, Mayor Pro Tem Dan Herbert, Councilmember Shane Davis, Councilmember Nick Stanley, Councilmember Matt Ribitzki, City Administrator Sharon Hayes and City Secretary Deana McMullen.

Discussions were had to discuss the different options for a new city hall design and what offices were needed, etc... The information given to the Council was a result of meetings with staff and their input. There was a discussion as to whether the new city hall should be a one story or two story and some of the Council wanted to know the pricing difference of those options. Mr. Scott stated that the council should be aware that the longer we wait for construction, the more the project will cost. Construction is currently running around \$550 per square foot. The information before the council was for a 21,802 square foot building on the high end at a cost for construction at \$9,731,233.00

There was a lot of discussion and it was decided by Council that we need to have the financial advisors to come before the council to let us know exactly what we are looking at financially before we can make an informed decision about the overall construction.

**No action was taken on any discussion here. Randall Scott and Preston Scott will come back in August for further discussion.**

**The work session adjourned at 6:27 pm.**

### **CALL REGULAR MEETING TO ORDER**

The Aledo City Council met in regular session on June 24, 2021, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 6:40 p.m. with the following members present Councilmember Matt Ribitzki, and Councilmember Shane Davis, Councilmember Nick Stanley, and Mayor Pro Tem Daniel Herbert. Councilmember Kimberly Hiebert was not present at this meeting after having given prior notice of her absence.

Staff members who were present at the meeting were: City Administrator Sharon Hayes and City Secretary Deana McMullen, Parks Director Toni Fisher, Director of Public Works Gretchen Vazquez, and City Attorney Betsy Elam.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

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

### **PROCLAMATIONS AND PRESENTATIONS**

#### **Proclamation recognizing June 25, 2021 as Joe Bratcher Day in the City of Aledo**

Mayor Kit Marshall read aloud the Proclamation recognizing June 25, 2021 as Joe Bratcher day in the City of Aledo and presented Mr. Bratcher with the Proclamation.

#### **Proclamation Recognizing week of June 21 as Amateur Radio Week**

There was no one present to accept the Proclamation recognizing June 21 as Amateur Radio Week. Mayor did not read the Proclamation aloud.

### **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.**

Mark Provero – Mayor of Hudson Oaks wanted to bring to the Council attention that he would be running for the Parker County Sheriff in the next election. He has plans for how to improve the Law Enforcement Agency contract between the City of Aledo and Parker County Sheriff Office and shared those thoughts and ideas with the Council.

## **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. May 27, 2021 Regular City Council Minutes**
- 2. April 2021 Financial Statement**
- 3. Approval of appointment of Johnnie Davis to the Parks & Recreation Board for unexpired term**
- 4. Approval of appointment of Clayton Lundgren to the Planning & Zoning Board for an unexpired term.**

**Item number 4 was removed from the consent agenda awaiting additional information.**

Motion was made by Mayor Pro Tem Daniel Herbert, seconded by Councilmember Nick Stanley to approve the Consent Agenda as amended.

**Motion carried 4-0**

## **ITEMS FOR DISCUSSION:**

- 5. Discussion and action to award a contract to Pavecon Public Works for the FY 2021 Paving Improvements Project.**

Director of Public Works Gretchen Vazquez addressed the Council regarding the FY 2021 Paving improvement project. This project is done every year and a bid opening was done on June 4, 2021. The City received a total of three (3) bids. The following streets are a part of this project for this fund year. Underwood Road, (west of Plum to Pine Street), Meadow Lane, (Westgate Drive to end), Cliffside Drive (Meadow Lane to End), Cedar Bluff (FM5 to End), Creek Side Drive (FM5 to Cedar Bluff). The lowest bid received was from Pavecon to include the base bid at \$325,263 and Alternate A at \$62,795 for total cost of \$388,058.10. Staff recommends the award of the bid to Pavecon in the amount of \$388,058.10

Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Nick Stanley, to approve the award of the bid to Pavecon Public Works in the amount of \$388,058.10 as discussed.

**Motion carried 4-0**

**6. Discuss and consider awarding a professional services agreement to Halff Associates Inc. for the Reconstruction of Bailey Ranch Road.**

Director of Public Works Gretchen Vazquez addressed the City Council regarding a professional services agreement to Halff Associates for the reconstruction of Bailey Ranch Road. Mr. David Smith of Halff Associates gave a presentation of what the reconstruction process would look like. The reconstruction will need to be done in 2 phases. Phase 1 would be from Fm 1187 to Champions Road and then Phase 2: Champions drive to 2,450 feet to the west. The cost for the contract will be \$352,100 that is not in this year's budget. Staff recommended the award of the professional services agreement to Halff and Associates to begin the process of reconstruction on Bailey Ranch Road.

Motion was made by Councilmember Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve the award of the contract to Halff and Associates in the amount of \$352,1000 to begin the reconstruction process for Bailey Ranch Road.

**Motion carried 4-0**

**\*\***Mayor Kit Marshall thanked Director of Public Works Gretchen Vazquez for all of her hard work and many hours that have been involved in getting this project to this point. Ms. Vazquez inherited this project when she came on board with the city over three years ago. Mayor Marshall stated that herself and the city council appreciate all that she has done looking for a solution regarding this project.

**7. Discussion and consider approval of contract with New Gen Strategies & Solutions regarding a Water & Wastewater Rate Study update.**

City Administrator Sharon Hayes addressed the Council in reference to approval of a contract with New Gen Strategies for a Water & Wastewater Rate Study update. With ever challenging times for Utilities cities are faced with ever increasing operating costs. The costs are associated with meeting regulations, providing capacity for new growth and the repair and replacement of aging infrastructure. A most difficult decision elected officials face is that of establishing equitable utility rates to ensure sufficient revenues are being generated to properly fund the system and ensure the costs are distributed fairly across all user classes. Each year the City of Aledo reviews the water and wastewater rates to meet the City's Clean Water and Drinking Water State Revolving Fund program (DWSRF) Staff would like to recommend that we perform a Water and Wastewater Rate Study update that will not only meet our DWSRF requirements but also provide additional benefits for the City.

**Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Shane Davis to authorize Mayor Kit Marshall to sign the agreement with New Gen Strategies for the Water & Wastewater Rate Study update in the amount of \$28,500.**

**Motion carried 4-0**

**REPORTS:**

**8. Monthly reports:**

- a. City Administrator Monthly Report**
- b. City Secretary's Monthly Report**
- c. Director of Parks & Events Monthly Report**
- d. Director of Public Works' Monthly Report**
- e. Accountant Monthly Report**
- f. Parker County Sheriff's Office Monthly Report**
- g. Weatherford Animal Control Monthly Report**

City Administrator Sharon Hayes reported to the Council about the agreement that was signed by the City of Fort Worth that confirms the City of Aledo will be gaining 228 acres of ETJ that will help us to control and decide what goes on FM1187 which is the gateway into Aledo. Without this agreement we would not be able to do this. The Downtown Master Plan was discussed 2 years ago with the Velocity group and the engineering firm of Kimley Horn is working on the actual plan with the different districts and structures and will come forward to the Planning & Zoning as well as the City Council at the July meetings. The Home Rule Charter Committee is meeting in July with the final meeting being on July 15, 2021. The final document will come to the Aledo City Council on July 22, 2021 to be considered to place on the November 2, 2021 ballot for approval by the voters.

City Secretary Deana McMullen had nothing additional to report for this meeting

Director of Parks & Events Toni Fisher reported to the Council – Toni had nothing further to report than what was in the packet. She did thank everyone that attended the event along with the City employees and Volunteers who helped during the event. There was an estimate of around 8,000 people in attendance. So very successful event.

Director of Public Works Gretchen Vazquez reported to the Council- Ms. Vazquez reported to the Council that the application for the TDOT sidewalk grant has now been submitted and it will be October before we know if we were picked to receive the grant.

## **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 or staff comments at this time.

## **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**

**9.) 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, NAMELY:**

- a) Discussion on Cause No. CV10-0429, City of Willow Park v. Todd C. Brennan, et al. v. Parker County Appraisal District, Parker County Appraisal Review Board, City of Aledo, Larry Hammonds in his official capacity as Parker County Appraisal District Director**

**10.) 551.072: TEXAS GOVERNMENT CODE – DELIBERATION REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY TO BE ACQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC PARKING IMPROVEMENTS.**

Mayor Kit Marshall adjourned the regular meeting of the Aledo City Council into Executive Session at 7:20 p.m. Those in attendance were Mayor Kit Marshall, Mayor Pro Tem Dan Herbert, Councilmember Matt Ribitzki, Councilmember Shane Davis, Councilmember Nick Stanley, City Administrator Sharon Hayes, City Attorney Fritz Quast and City Secretary Deana McMullen.

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

**11. Any action necessary from Executive Session**

Mayor Kit Marshall reconvened the regular session of the Aledo City Council at 7:34 p.m.

Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Shane Davis to authorize the payment of the special commissioner's award in case number CIV-21-2018 in the amount of \$75,000.

**Motion carried 4-0**

**ADJOURN**

There being nothing further to discuss or consider Mayor Kit Marshall adjourned this regular meeting of the Aledo City Council at 7:34 p.m.

PASSED AND APPROVED THIS THE 22<sup>nd</sup> DAY OF July 2021.



Kit Marshall  
Kit Marshall, Mayor

ATTEST:  
Deana McMullen  
Deana McMullen, City Secretary