

**CITY COUNCIL MINUTES**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT**  
**ALEDO, TEXAS 76008**  
**THURSDAY, JULY 22, 2021**  
**6:00 P.M.**

**CALL REGULAR MEETING TO ORDER**

The Aledo City Council met in regular session on July 22, 2021, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 6:06 p.m. with the following members present Councilmember Matt Ribitzki, and Councilmember Shane Davis, Councilmember Nick Stanley, Mayor Pro Tem Daniel Herbert and Councilmember Kimberly Hiebert.

Staff members who were present at the meeting were: City Administrator Sharon Hayes and City Secretary Deana McMullen, Parks Director Toni Fisher and City Attorney Alicia Kehr and Fritz Quast.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**Pastor Britt Farmer of Aledo Church of Christ gave the Invocation. Mayor Kit Marshall led the Pledge of Allegiance.**

**PROCLAMATIONS AND PRESENTATIONS**

Presentations of Certificates of Recognition of Service for the Home Rule Charter Commission Board members.

Mayor Kit Marshall presented Certificates of Recognition to the Home Rule Charter Commission members who were present at the meeting; Those members were Chairman Bill McLeRoy, Commissioner(s) Kelli Stumbo, Dr. Renea Skelton, and Stanton Pearson.

Mayor Kit Marshall thanked everyone who served on the Home Rule Charter Commission and gave their time.

**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.**

Parker County Sheriff Russ Authier – 112 Bent Oak Rd Weatherford TX – addressed the Council regarding the statistic numbers that were given by Parker County Sheriff Candidate Mark Povero at the last city council meeting. Sheriff Authier stated that the county was attacked by a ransom ware virus. The attack that happened took the software vendor(s) approximately seven months to restore most of the records. Because of this we realized that some of the information given was inaccurate because of the ransomware virus. Sheriff Authier thanked the city council for having the partnership with Parker County Sheriff's office and that he would come back frequently to update the council on activities in the department as it relates to the city.

Mayor Kit Marshall stated that there are not words that can say how grateful she is for all of the commission members who served to prepare the historic Home Rule Charter for the City of Aledo. Cities over 5,000 population can become a Home Rule city which means that they have full power over self-government. A charter is not set in stone. It can be amended every 2 years by future elections. Aledo gets to be Aledo, not another City. This is a big step in Aledo's History. The Home Rule Charter will go before the voters on November 2, 2021. Please encourage the Citizens to go vote.

#### **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.**

**The consent agenda was presented as follows:**

- 1. June 24, 2021, Regular City Council Minutes**
- 2. May 2021 Financial Statement**
- 3. Approval of appointment of Spencer Perry to the Planning & Zoning Board for an unexpired term.**
- 4. Approval of appointment of Chris Everett to the Zoning Board of Adjustment for an unexpired term.**

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

**Motion carried 5-0**

## **ITEMS FOR DISCUSSION:**

### **5. Presentation of the proposed Home Rule Charter as prepared by the Home Rule Charter Commission.**

Mr. Bill McLeRoy who was the Chairman for the Home Rule Commission presented the completed proposed Charter to the City Council stating that the next step will be to have it on the ballot for the November 2, 2021, election to be voted on by the Citizens. Mr. McLeRoy commended the work of the Commission members, the City Staff, Legal Staff and Consultant Mr. Don Edmonds. The process itself went very well. We have a strong Charter in front of you that will accomplish what we need for the citizens of Aledo.

Councilmember Matt Ribitzki thanked the Home Rule Commission and Chairman Bill McLeRoy for their time and effort they put in to making the Charter happen. It was a lot of work in a short time and I really appreciate all of your efforts.

Mr. McLeRoy stated it was his pleasure to serve as Chairman and to be a part of this process.

**There was no formal action on this item.**

### **6. Discussion and action to approve Ordinance Number 2021-144 calling for a Special Election on November 2, 2021, to place the Home Rule Charter on the ballot and approve the contract with Parker County Elections to hold the Special Election.**

#### **ORDINANCE NO. 2021-144**

AN ORDINANCE OF THE CITY OF ALEDO, TEXAS, CALLING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 2, 2021, FOR THE PURPOSE OF SUBMITTING A HOME RULE CHARTER TO THE VOTERS OF THE CITY OF ALEDO; DESIGNATING POLLING PLACES; ESTABLISHING THE ELECTION PRECINCT WITHIN THE CITY; APPOINTING AN ELECTION JUDGE AND ALTERNATE JUDGE; ESTABLISHING OTHER PROCEDURES FOR CONDUCT OF THE ELECTION; ESTABLISHING A DATE FOR CANVASSING RETURNS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Nick Stanley to approve Ordinance number 2021-144 calling for a Special Election on November 2, 2021, to place the Home Rule Charter on the ballot and approve the contract with Parker County Elections to hold the Special Election.

**Motion carried 5-0**

## **7. Public Hearing to consider and adopt the Aledo Downtown Master Plan.**

Mayor Kit Marshall opened the Public Hearing to consider and adopt the Aledo Downtown Master Plan at 6:39 p.m. for anyone wishing to speak for or against this item.

Community Planner Betty Chew addressed the Council regarding the Aledo Downtown Master Plan. In 2010 the City of Aledo adopted a Strategic Plan that initiated a dialogue within the community of what the city wanted to be as it continued to grow and mature. The Strategic Plan was able to kickstart initiatives and projects that were aligned with that vision. In 2018 the Velocity Group was invited to Aledo to conduct a workshop and to align the diverse elements of Aledo's unique character. The Aledo Playbook was a result of work sessions held with Council Staff and Citizens. The Aledo Master Plan is a result of several big ideas identified by the Aledo Playbook that has maintained momentum in the Community.

Mr. Brad Lonberger, Senior Project Manager with Kimley-Horn was present at this meeting to discuss the proposed Aledo Downtown Master Plan. Mr. Lonberger stated that he was with the Velocity Group Team when they were here in 2018 and the Aledo Playbook was created. This was a tool for the City to explore how we could develop a Downtown Plan to be the center of attention for entertainment and commerce. There was discussion about the Pine Street Plaza project and how to develop that into a destination place to be able to go somewhere to eat dinner or have a few drinks and maybe have some types of entertainment in the area as well with pedestrian walkways. There is also discussion as to how to tie into the Aledo Historic District/Aledo Commons and a Civic Plaza which includes a new City Hall and as well as the Community Center.

Following discussion, it was recommended by Mr. Lonberger to approve the and Adopt the Downtown Master Plan as an appendage to the current Strategic Plan and give authority to make the Zoning Changes accordingly. Councilmember Nick Stanley asked a question regarding parking and how this would play into the plan as well.

Following more discussion Mayor Kit Marshall closed the Public Hearing at 7:07 pm

**8. Discuss and consider approval and adoption of the Aledo Downtown Master Plan.**

Motion was made by Councilmember Nick Stanley, seconded by Councilmember Shane Davis to table this item so the Council can have a work session to get feedback from each other.

**Motion carried 5-0**

**9. Public Hearing to consider amending the City of Aledo Zoning Ordinance to establish criteria for Food Truck Parks and to classify Food Truck Parks as a permitted land use with the City Council's discretionary approval of a Specific Use Permit in the following zoning districts of the city:**

- a. **A- A Agricultural District**
- b. **C-1 - Commercial District - Office, Light Retail, and Neighborhood Services**
- c. **C-2 - Commercial District- General**
- d. **C-3 - Commercial District- Heavy**
- e. **M-1- Manufacturing/Industrial District- Light**
- f. **M-2- Manufacturing/Industrial District- Heavy**
- g. **DB - Downtown Business District**

Mayor Kit Marshall opened the Public Hearing at 7:12 p.m. regarding amending the Zoning Ordinance to establish criteria for Food Truck Parks and to classify Food Truck Parks as a permitted land use with the City Council's discretionary approval of a Specific Use Permit in the following districts of the City:

- h. **A- A Agricultural District**
- i. **C-1 - Commercial District - Office, Light Retail, and Neighborhood Services**
- j. **C-2 - Commercial District- General**
- k. **C-3 - Commercial District- Heavy**
- l. **M-1- Manufacturing/Industrial District- Light**
- m. **M-2- Manufacturing/Industrial District- Heavy**
- n. **DB - Downtown Business District**
- o.

City Planner Betty Chew addressed the Council and stated that staff had received inquiries regarding food trucks operating in the City of Aledo and that we currently have no provisions to allow this type of use. Staff prepared a "Draft Ordinance" to establish locations and guidelines for food truck parks to be established in the City of Aledo. Notice of the Public Hearing was published as required and the Planning & Zoning Commission considered this request at their July 8, 2021, meeting and recommended approval by a vote of 3-0.

Mr. Mike Sugg of 129 Robert Street spoke in favor of this item stating that he runs a Food Truck and sees this as a positive move for the City of Aledo.

With no other public comments on this item Mayor Kit Marshall closed the Public Hearing at 7:22 pm.

**10. Discuss and consider approval to amend the City of Aledo Zoning Ordinance to establish criteria for Food Truck Parks and to classify Food Truck Parks as a permitted land use with the City Council's discretionary approval of a Specific Use Permit in the following zoning districts of the city:**

- a. A- A Agricultural District
- b. C-1 - Commercial District - Office, Light Retail, and Neighborhood Services
- c. C-2 - Commercial District- General
- d. C-3 - Commercial District- Heavy
- e. M-1- Manufacturing/Industrial District- Light
- f. M-2- Manufacturing/Industrial District- Heavy
- g. DB - Downtown Business District

Motion was made by Councilmember Kimberly Hiebert, seconded by Mayor Pro Tem Dan Herbert to approve the Ordinance to establish criteria for Food Truck Parks and to classify Food Truck Parks as a permitted land use with City Councils discretionary approval of a Specific Use Permit as discussed in the Public Hearing.

**Motion carried 5-0**

**11. Discuss and consider approval of Ordinance Number 2021-143 that amends the City of Aledo Design Standards Manual**

City Administrator Sharon Hayes addressed the Council regarding approval of ordinance 2021-143 that amends the City of Aledo Design Standards Manual. Staff has identified the need to modify the Design Standards to keep up with the most up to date construction techniques and specifications.

#### **CITY OF ALEDO, TEXAS**

#### **ORDINANCE NO. 2021-143**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, AMENDING ORDINANCE NO. 2021-143, AN ORDINANCE PROVIDING FOR THE DESIGN OF SUBDIVISIONS IN THE CITY OF ALEDO, TEXAS

WHEREAS, the City of Aledo, Texas ("City"), is a Type A municipality located in Parker County, Texas created in accordance with provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the City is empowered under the Texas Local Government Code to adopt ordinances and rules for the orderly and beneficial operation of City government and the welfare of the citizens of Aledo; and

WHEREAS, the City previously adopted Ordinance No. 2007-01, Subdivision and Development Ordinance and Design Standards Manual, on or about January 25, 2007; and

WHEREAS, the City Council deems it appropriate and in the best interest of the City of Aledo to amend the Design Standards Manual to update and improve certain street and drainage requirements;

**Motion was made by Mayor Pro Tem Dan Herbert, seconded by Councilmember Matt Ribitzki to approve Ordinance 2021-143 that amends the City of Aledo Design Standards Manual.**

**Motion carried 5-0**

**12. Discussion and action to award a professional services agreement to Freese & Nichols, Inc. for the Brookhollow Seepage Project.**

City Administrator Sharon Hayes addressed the Council regarding a professional services agreement to Freese & Nichols for the Brookhollow Seepage project. There have been numerous reports regarding seepage issues in the Brookhollow subdivision. Water is coming from underneath the roadway surfaces on Sagebrush Drive and Sagebrush Court. This may cause problems related to street integrity, safety or maintenance. Staff recommends a professional services agreement be awarded to Freese & Nichols to address this issue before it becomes a larger problem. The cost for this agreement would be \$35,000 and the funds are available in reserves.

**Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Shane Davis to approve and award a professional services agreement to Freese & Nichols for the Brookhollow Seepage Project for a cost of \$35,000 to be paid for out of reserves.**

**Motion carried 5-0**

**13. Discussion and action to consider replacement of Playground equipment at Bear Cat Park.**

Parks Director Toni Fisher addressed the Council in reference to possible replacement of the Playground equipment at Bearcat Park. Ms. Fisher informed the council that the current equipment has been there for many years, and it is becoming a maintenance issue. The proposal is to remove all of the wood structures and replace it with new state of the art equipment. The bid for the equipment is \$118,481. This will include two playsets, a large metal climber, see-saw spring toy, and a stand-n-spin toy with additional playground mulch around the new equipment. The bid also includes installation and freight. The funds were not allocated in the 2020-2021 FY Budget. However, staff feels it is an urgent matter of public safety and the funds are available in reserves. Staff recommends approval.

Motion was made by Councilmember Nick Stanley, seconded by Mayor Pro Tem Dan Herbert to approve the replacement of Playground equipment at Bear Cat Park as discussed.

**Motion carried 5-0**

**Council thanked Ms. Fisher for her diligence and safety concerns and wanting to keep everyone safe.**

#### **REPORTS:**

##### **14. 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 in reference to the Dean Ranch acquisition. It is in the final phase of approval and we expect the signed documents back any day. The Impact fees will need to be looked at and revised. The train depot agreement has taken longer than anticipated and we now have an agreement ready to take to the AEDC then back to the City Council for the August meetings to consider approval.

City Secretary Deana McMullen reminded everyone about the upcoming meetings needed during the month of August for the City Council.

Parks Director Toni Fisher reported that the Weatherford Mountain Bike Club was working on a fund raiser for the Pump track and trail at the Community Center. They also applied for a grant and received a \$6,000 grant for this project. A business owner has also donated another \$6,000 towards this project. Bearcat Nation 101 will be the upcoming Saturday and the City will have a booth at this event.

#### **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 additional 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

15.) 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

Mayor Kit Marshall adjourned the regular session of the Aledo City Council at 7:51 for a 9-minute break. She then called the Executive Session to order at 8:00 p.m. with the following members present: Mayor Kit Marshall, Mayor Pro Tem Dan Herbert, Councilmember Shane Davis, Councilmember Nick Stanley, Councilmember Matt Ribitzki, City Administrator Sharon Hayes, City Attorneys Fritz Quast and Alicia Kreh and City Secretary Deana McMullen. Councilmember Kimberly Hiebert did not attend the Executive Session as she has a personal conflict in the case being discussed.

Mayor Kit Marshall adjourned the Executive Session and called the regular session back to order at 8:22 p.m. with all members present.

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

#### **16. Any action necessary from Executive Session**

Motion was made by Councilmember Matt Ribitzki, seconded by Councilmember Shane Davis to approve the mediated agreement as discussed in Executive Session.

**Motion carried 4-0 (Councilmember Kimberly Hiebert left the meeting at 8:00 pm)**

**ADJOURN**

With there being nothing further to discuss or consider Mayor Kit Marshall adjourned the regular meeting of the Aledo City Council at 8:23 p.m.

PASSED AND APPROVED THIS THE 26<sup>th</sup> DAY OF August 2021.

Kit Marshall  
Kit Marshall, Mayor

ATTEST:

Deana McMullen  
Deana McMullen, City Secretary

