

**CITY OF ALEDO, TEXAS
CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, AUGUST 26, 2021
6:00 P.M.**

The City Council Meeting scheduled for 6:00 p.m. August 26, 2021, at the Aledo Community Center was conducted as a public meeting, and the public was invited to attend. However, in order to abide by the social distancing mandates that are in place in Parker County and in Aledo, and to protect members of the public and City Council members, some of the Councilmembers and/or staff may be participating remotely via WebEx. The City will be enforcing the social distancing requirements.

The public was invited to participate by phone as well.

CALL MEETING TO ORDER

The Aledo City Council met in regular session on August 26, 2021, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 6:12 p.m. with the following members present Councilmember Matt Ribitzki, and Councilmember Shane Davis, Mayor Pro Tem Daniel Herbert and Councilmember Kimberly Hiebert. Councilmember Nick Stanley was not present having given prior notice of his absence.

Staff members who were present at the meeting were: City Administrator Sharon Hayes and City Secretary Deana McMullen, Finance Director Coy Gray, Director of Public Works Gretchen Vazquez, Parks Director Toni Fisher and City Attorney Alicia Kehr

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Teresa Trusser of First Christian Church of Aledo gave the invocation. Mayor Kit Marshall led the pledge of allegiance.

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.

The consent agenda was presented as follows:

- 1. July 22, 2021 Regular City Council minutes**
- 2. June 2021 Financial Statements**
- 3. Approval of Aledo Downtown Master Plan**

Motion was made by Councilmember Matt Ribitzki seconded by Mayor Pro Tem Dan Herbert to approve the consent agenda as presented.

Motion carried 4-0

ITEMS FOR DISCUSSION:

4. Discussion with Erick Macha from Hilltop Securities in reference to Financial Analysis of City Debt in consideration for funding city facilities

Erick Macha with Hilltop securities gave the City Council a presentation regarding several options to consider when thinking of funding city facilities for the future. He went over the 4 types of outstanding debt that the city currently has in place and they are all very low interest rates. \$14,740,000 in principle and \$4,381,827 for a total of \$16,814,417 to be paid through 2051. The city can decide if they want to do General Obligation Bonds or Certificate of Obligation bonds. The GO bonds will require an election and would need to be called in February to be placed on the May ballot. They would have to wait until November if they do not make the May ballot.

Mr. Macha presented several more details about the city's finances and stated that if staff needed them, to just give them a call and they could help us out with the details.

Mayor Kit Marshall asked if anyone had any questions and seeing none then asked if council was comfortable with this presentation and asking staff to move forward on the new City Hall project. They agreed.

No formal action was taken on this item.

5. Discussion and Consider Economic Development Incentives for Development.

City Attorney Alicia Kreh gave a presentation to the Council regarding the various Economic Development Incentives for Development that can be used when having discussions with developers who may be coming into the City. There are tax abatements, 380 Agreements, and the Aledo EDC. The City can also work with Developers to pass on the cost of infrastructure to future property owners with the creation of various districts such as Tax Incentive Reinvestment Zones (TIRZ) Public Improvement Districts (PID) Municipal Utility Districts (MUDS) or Municipal Management Districts (MMDS)

Ms. Kreh went over each one of the items during her presentation.

There was no action on this item.

6. Public Hearing – Proposed FY 2021-2022 Budget.

Mayor Kit Marshall opened the Public Hearing for anyone wishing to speak for or against the proposed FY 2021-2022 Budget or to ask questions at 6:49 pm. There was no one at the meeting wishing to speak on this item. Mayor Kit Marshall then closed the public hearing at 6:50 pm.

7. Discussion and action approving a Resolution 2021-095 to set the time, date and place to adopt the FY 2021-2022 budget

Senate Bill 2 that went into effect January of 2020 requires that cities hold one (1) public hearing on the proposed budget and must take action following the hearing to either adopt the budget as is or to move the proposed Budget to a future date to be adopted. Resolution 2021-095 proposing the adoption of the proposed budget for FY 2021-2022 and scheduling the date and time for adoption as September 23, 2021, at 6:00 p.m.

Motion was made by Councilmember Matt Ribitzki seconded by Councilmember Shane Davis to approve Resolution number 2021-095 to set the date and time to adopt the FY 2021-2022 Budget as September 23, 2021, at 6:00 p.m.

Motion carried 4-0

8. Discussion and action approving a Resolution 2021-096 proposing the adoption of a proposed total AD Valorem Tax Rate for Fiscal Year 2022 and schedule a public hearing subject to all public hearing requirements of the Texas Property Tax Code.

Senate Bill 2 passed in January 2020 requires the City to hold only one (1) public hearing to set the tax rate. Staff recommends approval of Resolution 2021-096 proposing the adoption of a proposed total Ad Valorem Tax rate for fiscal year 2021-2022 and schedule a public hearing for September 23, 202, at 6:00 pm.

Motion was made by Mayor Pro Tem Dan Herbert seconded by Councilmember Shane Davis to approve and adopt Resolution 2021-096 setting a Public Hearing for the proposed tax rate and adoption of the tax rate on September 23, 2021, at 6:00 pm

The vote was:

For the proposed tax rate: Councilmember Shane Davis, Councilmember Matt Ribitzki, Councilmember Kimberly Hiebert and Mayor Pro Tem Dan Herbert.

Against the proposed tax rate: None

Present and not voting: Mayor Kit Marshall

Absent: Councilmember Nick Stanley

Motion carried 4-0

9. Discussion and action to amend a Professional Services Agreement to Freese & Nichols for engineering services for the Clear Fork Interceptor project.

Motion was made by Councilmember Matt Ribitzki seconded by Councilmember Kimberly Hiebert to amend a professional services agreement to Freese & Nichols for engineering services for the Clear Fork Interceptor project as amendment #2 in the amount of \$30,000 bringing the total for this project to \$527,493 to be paid for out of reserves.

Motion carried 4-0

10. Discussion and action to consider awarding a professional services agreement to Freese & Nichols for the water and wastewater impact fee update.

Director of Public Works Gretchen Vazquez informed the city council that the Impact Fees for water and wastewater should be updated due to the Development of the Dean Ranch Property.

Motion was made by Councilmember Matt Ribitzki seconded by Councilmember Shane Davis to award a professional services agreement to Freese & Nichols for the water and wastewater impact fee update for the amount of \$22,000 to be paid for out of reserves.

Motion carried 4-0

REPORTS:

11. 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. Municipal Court Monthly Report**
- g. Parker County Sheriff's Office Monthly Report**

City Secretary Deana McMullen stated there was nothing to report that was not in the packet.

Parks Director Toni Fisher thanked First Bank for the Fundraiser project for the Community Center Trail Project and Jump track. She stated \$1,895 was raised and First Bank matched that so with the additional monies raised that gets us to the first goal of \$6,000.00

Director of Public Works Gretchen Vazquez reported that the Street Rehab project was moving along and that it should be completed within three weeks.

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.)

Mayor Kit Marshall stated that we all know that we have Great Staff but it is not very often that we get praise from the residents or the builders and others that we serve. Mr. Joe Frank sent an email to Mayor Marshall praising the Great Community Development Team of Gretchen Vazquez, Betty Chew and Randy Law stating that they are excellent and are doing their jobs. The City of Aledo should be proud to have such an outstanding Team. Mayor Marshall went on to say that all of our staff take the job seriously and it is more than just a paycheck to everyone of them. They work hard to get the job done regardless of what it takes. Mayor Marshall thanked Gretchen and her staff for all they do in the Community Development department.

EXECUTIVE SESSION:

The City Council for the City of Aledo, Texas, may 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.

ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

12. Any action necessary from Executive Session

There was no Executive Session during this meeting.

ADJOURN

With there being nothing further to discuss or consider Mayor Kit Marshall adjourned this regular meeting of the Aledo City Council at 7:04 pm.

PASSED AND APPROVED THIS THE 23rd DAY OF September 2021



Deana McMullen

Deana McMullen, City Secretary

Kit Marshall
Kit Marshall, Mayor