

**CITY OF ALEDO, TEXAS  
CITY COUNCIL MINUTES  
MEETING LOCATION: ALEDO COMMUNITY CENTER  
104 ROBINSON COURT  
ALEDO, TEXAS 76008  
THURSDAY, APRIL 26, 2018  
7:00 P.M.**

**CALL TO ORDER**

The Aledo City Council met in regular session on April 26, 2018, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 7:02 p.m. with the following members present; Councilmember Jean Bailey, Councilmember Spencer Perry, Councilmember Dan Herbert and Mayor Pro Tem Kimberly Hiebert. Councilmember Bob Wood was not present having given prior notice of his absence.

Staff members present at the meeting were: City Administrator Ken Pfeifer and City Secretary Deana McMullen, Interim Director of Public Works Bill Funderburk, Accounting Coordinator Kari Kszyminski and City Attorney Betsy Elam.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Lee Trigg with Aledo United Methodist Church 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. March 29, 2018 Regular City Council Minutes.**



**2. March 2018 Monthly Financial report.**

**3. Approval of Janitorial Contract with Knight Janitorial Services, Inc.**

**4. Consider approval of cancelling the May 24, 2018 City Council meeting due to schedule conflicts.**

Motion was made by Mayor Pro Tem Kimberly Hiebert, seconded by Councilmember Jean Bailey to approve the consent agenda as presented.

**Motion carried 4-0**

**ITEMS FOR DISCUSSION:**

**5. Public Hearing – to receive input for or against the request for approval of a Development Plan for a tract of land, said tract being 5.3395 acre planned development located on Old Annetta Road, land to be subdivided and named the “Villas Downtown”, situated in the RC Eddleman Survey, Abstract Number 438, Aledo, Parker County, Texas.**

Mayor Kit Marshall opened the Public Hearing to receive input for or against the Development Plan for the Villas Downtown at 7:06 p.m. Mr. Randall Sears, the developer for the Villas Downtown was present to answer any questions. Mayor Pro Tem Kimberly Hiebert asked a question regarding the emergency gate. Mr. Sears stated that this would be for the Fire Department to have entry into the development in case of Fire or Emergency Situation.

There being no further questions and no one to speak for or against this item Mayor Marshall closed the Public Hearing at 7:09 p.m.

**6. Discuss and action regarding a Development Plan for a tract of land, said tract being 5.3395 acre planned development located on Old Annetta Road, land to be subdivided and named the “Villas Downtown”, situated in the RC Eddleman Survey, Abstract Number 438, Aledo, Parker County, Texas.**

Motion was made by Councilmember Dan Herbert, seconded by Councilmember Jean Bailey to approve the Development plan with the changes noted by Councilmember Bailey.

Councilmember Dan Herbert withdrew his motion and Councilmember Jean Bailey withdrew her second on the original motion.

Motion was then made by Councilmember Jean Bailey, seconded by Councilmember Dan Herbert to approve the Development Plan for the Villas Downtown as presented and in addition to the notes listed under the HOA that the Homeowners Association will be responsible for the private streets.

**Motion carried 4-0**



**7. Discussion and action concerning approval of the Community Facilities Agreement (CFA) for "Villas Downtown".**

Motion was made by Councilmember Spencer Perry, seconded by Councilmember Jean Bailey to approve the Community Facilities Agreement (CFA) for Villas Downtown as presented.

**Motion carried 4-0**

**8. Discussion and consider approval of Final Plat for a tract of land, said tract being 5.34 acres of land to be subdivided and named the "Villas Downtown", situated in the RC Eddleman Survey, Abstract Number 438, Aledo, Parker County, Texas.**

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Spencer Perry to approve the Final Plat as presented for the Villas Downtown development.

**Motion carried 4-0**

**9. Discussion and action to consider approval of an Inspector agreement for the "Villas Downtown".**

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Dan Herbert to approve the Inspector agreement with Multatech Services for the price of \$17,478.40 for the Villas Downtown development.

**Motion carried 4-0**

**10. Discussion and action concerning approving an Inter-local Agreement between the City of Aledo and ESD1 for the Outdoor Warning System (OWS) and sirens.**

The City of Aledo is purchasing 2 Sentry Sirens and OWS. This was funded by State Grants. An Inter-local agreement is needed to outline responsibilities for the City and for ESD1.

Motion was made by Councilmember Spencer Perry and seconded by Mayor Pro Tem Kimberly Hiebert to approve the Inter-Local agreement between the City of Aledo and the ESD1 for the

**Motion carried 4-0**

**11. Discussion and action concerning approving an Inter-local Agreement between the City of Aledo and the City of Hudson Oaks for the use and cost of the Sentry Automatic Activation Equipment.**

The City of Hudson Oaks requested to share in the use and cost of the Sentry Automatic Activation Emergency Equipment that is used to automatically activate the sirens in each city during an emergency situation and advise weather conditions. Aledo is purchasing a new Sentry Outdoor Warning System (OWS) and Hudson Oaks currently operates their own. Only 1 system



is needed in Parker County so entities can share the cost equally for the automatic activation equipment.

Motion was made by Councilmember Jean Bailey and seconded by Councilmember Spencer Perry to approve the Inter-Local agreement between the City of Aledo and the City of Hudson Oaks for the use and cost of the Sentry Automatic Activation Equipment.

**Motion carried 4-0**

**12. Discussion and action to consider approving a street repair bid and authorizing Mayor to sign the contract for the annual street repair program.**

Each year the public works department comes up with a list of streets that are need of repair and the job goes out for bid. Freese & Nichols, City Engineer makes a recommendation after the bid opening occurs. The recommendation from the Engineer this year is for Reytech Services in the amount of \$344,708.88. \$318,000 is in the budget and the rest would come from reserves.

Motion was made by Mayor Pro Tem Kimberly Hiebert, seconded by Councilmember Spencer Perry to approve the street repair bid for Reytech Services in the amount of \$344,708.88 and authorize the Mayor to sign the contract for the annual street repair program.

**Motion carried 4-0**

**13. Discussion and action to consider changing Ordinance Number 01-01 Section 11; 11.1.1 and 11.1.2 regarding the distance requirements for bee hives.**

Katelyn & Kyle Smith made a presentation to the City Council regarding the distance requirements currently in place for bee hives. They asked the council to consider changing the distance requirements and allow for more than one hive to be kept in a smaller lot area. The real question is more about the number of hives vs. the distance requirements. Possible restrictions might be that it is not visible from the street and that the property in question would need to have some type of fencing.

Following the discussion it was suggested by some of the Council members that the Smith's look at other ordinances around the area and come up with what they think would be good recommendations for guidelines to be included in an ordinance and bring it back at the next regular city council meeting in June.

There was no action on this item.

**14. Discussion and action concerning approval of Resolution for denial of Oncor's filed Distribution Cost Recovery/Rate increase.**



Motion was made by Councilmember Spencer Perry, seconded by Councilmember Jean Bailey to approve Resolution Number 2018-050 denying Oncor's Filed Distribution Cost Recovery/Rate Increase.

**Motion carried 4-0**

#### **REPORTS:**

##### **15. Monthly reports:**

- a. City Administrator's Monthly Report**
- b. City Secretary's Monthly Report – First Friday**
- c. Director of Public Works' Monthly Report**
- d. Accounting Coordinator's Monthly Report**
- e. Municipal Court Monthly Report**
- f. East Parker County Library report**
- g. Parker County Sheriff's Office monthly report**

City Administrator Ken Pfeifer introduced Bill Funderburk as the Interim Director of Public Works and stated that he had hired a new Director that will start on May 14, 2018. Her name is Gretchen Vazquez, she is an engineer and has a great background in Public Works. She will be at the June Council meeting.

City Secretary Deana McMullen reported to the Council regarding the First Friday event to be held on Friday, June 1, 2018 from 6-9 pm with a Fireworks show at the end. There is a new location this year, we will be at the Vandagriff School grounds on FM 1187. Also, the Mayors Breakfast will be held on Wednesday, May 2, 2018 at 8:30 am at the Community Center for anyone who would like to attend.

#### **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 meeting.

#### **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**

**16.) 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**

**b) Discussion on Cause No. CV16-0668, Chamese Yarborough v. City of Aledo**

**17.) 551.072 - Deliberation Regarding Real Property; To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**

**18.) 551.074. PERSONNEL MATTERS: Authorizing certain deliberations pertaining to the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.**

**a) Annual Performance Evaluation of City Secretary Deana McMullen**

Mayor Kit Marshall adjourned the regular meeting of the Aledo City Council into Executive Session at 8:22 pm to discuss section 551.074 Personnel Matters, annual performance review of the City Secretary, Deana McMullen. Those in attendance of this executive session were: Mayor Kit Marshall, Mayor Pro Tem Kimberly Hiebert, Councilmember Jean Bailey, Councilmember Spencer Perry, Councilmember Dan Herbert, City Administrator Ken Pfeifer and City Secretary Deana McMullen.

Mayor Kit Marshall adjourned the Executive Session at 8:38 p.m. and called the regular session back to order at 8:39 p.m.

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

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

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

Motion was made by Mayor Pro Tem Kimberly Hiebert, seconded by Councilmember Jean Bailey to give City Secretary Deana McMullen a 6% merit pay increase effective immediately.




**Motion carried 4-0**

**ADJOURN**

With their being nothing further to discuss or consider Mayor Marshall adjourned the regular meeting of the City Council at 8:39 p.m.

PASSED AND APPROVED THIS THE 28<sup>th</sup> DAY OF June 2018



  
Kit Marshall, Mayor

  
Deana McMullen, City Secretary