

**CITY OF ALEDO, TEXAS
CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, JUNE 28, 2018
7:00 P.M.**

CALL TO ORDER

The Aledo City Council met in regular session on June 28, 2018, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 7:04 p.m. with the following members present; Councilmember Jean Bailey, Councilmember Spencer Perry, Councilmember Dan Herbert, Mayor Pro Tem Kimberly Hiebert and Councilmember Bob Wood.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Peter Couser of the Summit Church. Councilmember Bob Wood led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATIONS

Mayor Kit Marshall will make a presentation to outgoing Councilmember Place 2, Ms. Jean Bailey for her service to the City of Aledo.

Mayor Kit Marshall presented a plaque of Appreciation for her service as Planning & Zoning Director and Chairman as well as her service to the Aledo City Council.

OATH OF OFFICE

Mayor Kit Marshall will administer Statement of Elected Official and the Oath of Office to Councilmember Elect, Place 2 Andrew Morris.

Mayor Kit Marshall will administer Statement of Elected Official and the Oath of Office to Councilmember Elect, Place 4 Kimberly Hiebert.

Mayor Kit Marshall administered the State of Elected Official and the Oath of Office to Councilmember Elect Place 2, Andrew Morris, and Councilmember Elect Place 4, Kimberly Hiebert.

Mayor Kit Marshall had been sworn in by City Secretary Deana McMullen the previous week.

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. April 26, 2018 Regular City Council Minutes.**
- 2. April 2018 Monthly Financial report.**
- 3. May 2018 Monthly Financial report.**
- 4. Consider approval of appointment of Spencer Perry to the Aledo Economic Development Corporation.**
- 5. Consider approval of appointment of Christian Pearson to the Aledo Planning & Zoning Commission for an Unexpired Term to expire October 2019.**
- 6. Consider approval to award a contract to Freese & Nichols Inc. to perform engineering services for the Old Annetta Road – Safe Routes to School Project.**

Motion was made by Mayor Pro Tem Kimberly Hiebert seconded by Councilmember Bob Wood to approve the consent agenda as presented.

Motion carried 5-0

ITEMS FOR DISCUSSION:

- 7. Public Hearing – to receive input for or against the request regarding a petition for voluntary annexation from Westbrook Development Properties, Champions Business Park on the Southeast Corner of Champions Drive and E. Bankhead Highway, being 8.07 acres out of the J. Brown Survey, Abstract No. 69, Parker County, Texas and directing that a service plan for the property be prepared.**

Mayor Kit Marshall opened the Public Hearing at 7:17 p.m. for input for or against the request regarding voluntary annexation from Westbrook Development Properties, Champions Business Park. Mr. Ottis Lee of Bear, Hampton and Brown Engineering firm was present to answer any questions. Mr. Lee also gave a short presentation showing the renderings of three buildings with warehouses for each building and storage for the 3 buildings. The plan will include landscaping that will exceed the landscaping requirements by 100% with trees along the perimeter on the northern property line. 28,000 is the square footage for the buildings. Developers are respectfully requesting approval for the annexation.

Mayor Marshall allowed one spokesperson from the residents on Prairie Ridge Drive off of Bankhead Hwy (Not in the City Limits of Aledo) to speak for the group.

Mr. Alan Schmitz of 105 Prairie Ridge was the spokesperson for the group. Points brought up by Mr. Schmitz that had been discussed with the neighbors were:

People moved out here because of the land/rural area. They feel the City of Aledo has deviated from the current documents and maps. Who are the tenants, the MOB has set vacant for going on 2 years now. Will that happen here? What will the noise levels be? There is also a concern about more traffic coming and going on Champions Way and Bankhead.

Mayor Marshall reminded the audience that if the City does not annex this property as requested, then this would leave the property owners the ability to put anything they want there with absolutely no restrictions.

There will be no action tonight as this item has to have a 2nd public hearing with action to be considered at the July 26, 2018 regular city council meeting.

Jean Bailey 125 Aspen Loop stated that she was in favor of the annexation and zoning change. She stated she had respect for the Fred Disney developments and believes this will be a good addition to the City.

D. Riley of 334 Parkview asked about the strategic plan and how this fits into that.

The Public Hearing was closed at 7:59 p.m.

8. Public Hearing – to receive input for or against the request for a Zoning Change from Agricultural (A) to Manufacturing/Light Industrial (M-1) for Champions Business Park on the southeast corner of Champions Drive and E. Bankhead Highway, being 8.07 acres out of the J. Brown Survey, Abstract No. 69, Parker County, Texas.

The Public Hearing for this item was included with Item number 7 with the hearing being opened by Mayor Marshall at 7:17 pm and the same people discussed the items above. Public Hearing was closed at 7:59 p.m.

There was no action on these items. A second public hearing will be held on Monday, July 2, 2018 at 7:00 p.m. to hear any other input for or against the voluntary annexation.

9. Public Hearing – to receive input for or against the consideration of approval of an Ordinance to amend the Sign Ordinance, Political Signs.

Mayor Kit Marshall opened the Public Hearing to receive input for or against the consideration of approval of an Ordinance to amend the Sign Ordinance, Political Signs at 7:59 p.m.

There was no one present to speak for or against this item. Mayor Kit Marshall closed the Public Hearing at 8:02 p.m.

10. Discussion and action to consider approval of an ordinance to amend the Sign Ordinance, Political Signs.

City Administrator Ken Pfeifer informed the City Council that this ordinance takes everything out of the code of ordinances and puts into the Zoning Ordinance. Staff recommends approval.

Motion was made by Councilmember Spencer Perry, seconded by Councilmember Dan Herbert to approve the amendment to the sign ordinance regarding political signs.

Motion carried 5-0

11. Discuss and action to consider approval of a Preliminary Plat for Wind Rush Estates, Lots 1 through 3, Block 1 being 8.294 acres situated in and being a portion of R.C. Eddleman Survey Abstract No. 438 and the F.H. Harmon Survey, abstract No. 1972 in the City of Aledo, Parker County, Texas.

The owner of this property has requested that this item be removed from the Agenda.

No action taken on this item

12. Discussion and action to consider approval of an Ordinance to amend Ordinance Number 01-01 Section 11; 11.1.1 and 11.1.2 regarding the distance requirements for bee hives.

Mr. & Mrs. Smith were present to discuss this item. They had researched other areas and gave a proposed ordinance for the City to consider regarding distance requirement for bee hives.

After discussion it was decided by the City Council that the requirements in the ordinance should be as follows:

- For property ½ acre or less a maximum of 2 hives would be allowed
- Any other size above ½ acre in a residentially zoned area a maximum of 4 hives would be allowed.

- There should also be additional regulations regarding a 25' distance from house or dwelling and they should have a border of a fence/wall or shrubs

There was no official action of this item. It will be brought back in the month of July for consideration.

13. Budget Presentation from the East Parker County Library.

Cathy Mason – the Librarian for the East Parker County Library gave a presentation for the proposed budget for the upcoming fund year 2018-2019. Ms. Mason stated that the Library has had a great year and that activity is way up. This is due to the growth in the Aledo and East Parker County Area. Ms. Mason gave a presentation to the Council.

Ms. Mason asked the Council to consider an allocation of \$35,000 for the upcoming year.

Additional funding for the Library comes from Parker County \$15,000. Fund Raisers and donations make up the rest of the budget for the Library. The Community Programs and Events have expanded due to the growth in the area.

Ms. Mason answered questions from the Council, and then thanked Council for their continued support.

14. Presentation and discussion concerning the proposed FY 2018-2019 Budget.

City Administrator Ken Pfeifer presented the proposed FY 2018-2019 Budget to Council. The proposed General Fund budget is \$3,079,715, and the proposed Water & Sewer Fund budget is \$3,358,359. The proposed Debt Service budget is \$971,454 decreasing from \$1,028,364, in FY 2017-2018. The proposed Economic Development Corporation budget is \$276,090, an increase from \$271,300 in FY 2017-2018. The proposed budget that was presented is a balanced budget and was based on a proposed tax rate of \$0.3631 per \$100 valuation with property valuations increasing from \$337,483,622 to \$384,186,818 due to new construction. The proposed tax rate of \$0.3631 per \$100 valuation is a decrease in the rate compared to \$0.3850 from last year.

Staff answered questions, and no action was taken on this item. There will be Public Hearings and discussion at future meetings.

15. Discussion and take action concerning appointment of Mayor Pro Tem pursuant to Local Government Code 22.037 and Administer the Statement of Elected Official and Administer the Oath of Office.

Motion was made by Councilmember Bob Wood, seconded by Councilmember Dan Herbert to appoint Kimberly Hiebert as the City of Aledo Mayor Pro Tem.

Motion carried 5-0

REPORTS:

16. 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 the new Director of Public Works, Gretchen Vazquez. He also reported that the restroom facility for the Aledo Commons area should be delivered the first week of August. The Medical office building is slated to fill and be occupied this fall.

City Secretary Deana McMullen reported on the First Friday event. This event was held on Friday June 1, 2018 at the new location – Vandagriff Elementary. It was very well attended despite the heat and everyone liked the new location.

Director of Public Works Gretchen Vazquez stated that she had been here for about 3 weeks and had nothing extra to report unless anyone had any questions.

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 explained that she did a Blackboard connect call out to report the reasoning of the barrels/barricades/cones on FM1187 up next to the handrails and why the sidewalks were being closed. It is due to a slight electrical current that can be felt if the handrails are touched. Oncor and TXDOT are working together on this issue to coat the handrails.

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

17.) 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

18.) 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.

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

Mayor Kit Marshall adjourned the regular meeting of the City Council at 10:14 to convene into Executive Session to discuss items under Section 551.071 and 551.072. Those in attendance of the Executive Session were Mayor Kit Marshall, Mayor Pro Tem Kim Hiebert, City Attorney Betsy Elam, City Administrator Ken Pfeifer, City Councilmember Spencer Perry, City Councilmember Bob Wood, City Councilmember Dan Herbert, City Councilmember Andrew Morris and City Secretary Deana McMullen.

ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION


19. Any action necessary from Executive Session

The Council reconvened into Executive Session at 10:26 pm. There was no action to take from Executive Session.

ADJOURN

There being nothing further to discuss or consider Mayor Kit Marshall adjourned this regular meeting of the Aledo City Council at 10:26 p.m.

PASSED AND APPROVED THIS THE 20th DAY OF July 2018.



Kit Marshall, Mayor

ATTEST:

A handwritten signature in cursive script, appearing to read "Deana McMullen", written over a horizontal line.

Deana McMullen, City Secretary

