

**CITY OF ALEDO, TEXAS  
CITY COUNCIL MINUTES  
MEETING LOCATION: ALEDO COMMUNITY CENTER  
104 ROBINSON COURT  
ALEDO, TEXAS 76008  
THURSDAY, MARCH 30, 2017  
7:00 P.M.**

**CALL TO ORDER**

The Aledo City Council met in regular session on March 30, 2017, at the Aledo Community Center, 104 Robinson Court, Aledo, TX 76008. Mayor Kit Marshall called the meeting to order at 7:05 p.m. with the following members present; Councilmember Jean Bailey, Councilmember Daniel Herbert and Mayor Pro Tem Kimberly Hiebert. Councilmember Bob Wood and Councilmember Kerby Smith were not present having given prior notice of their absences.

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation was given by Knox Ross. 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.**

**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. February 23, 2017, Regular City Council Minutes.
2. February 2017 Monthly Financial report.

**3. Approval of Ordinance C-2017-077 to declare candidates for City Council Place 1, 3 and 5 unopposed and cancel the May 6, 2017 General Election.**

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

Motion carried 3-0

**ITEMS FOR DISCUSSION:**

**4. Public Hearing – for the purpose of considering the amendment of land use assumptions, capital improvements, and the imposition of an impact fee.**

Ms. Jessica Brown and Mr. Andrew Boyle, Engineers with Freese & Nichols were present to give an update and presentation to the City Council regarding the amendment of land use assumptions, capital improvements and the imposition of impact fees.

Mayor Kit Marshall opened the Public Hearing at 7:07 pm for anyone wishing to speak for or against this item. There was no one to speak on this item. Mayor Marshall then closed the Public Hearing at 7:07 p.m.

The engineers gave information to the Council regarding the need for impact fee updates based on the new development in the Parks of Aledo Point Vista. There is a need to discuss and consider water and wastewater improvements that can handle the growth. The engineers provided information to the City Council about the impact that is occurring to the water and wastewater system and provided recommendations along with the Impact Advisory Committee recommendations that will improve the system so the system will not be overwhelmed with the additional homes in Parks of Aledo.

Recommendations from the Impact Advisory Committee were to raise the City of Aledo impact fees an additional \$815.00 and the City of Fort Worth will be raising their fees (which is a pass through) an additional \$753 beginning April 1, 2017. This would be a total cost of \$5,532.00 that would include the proposed increase from the City of Ft Worth and is a 25% increase. This can be reviewed again in two years.

**5. Discussion and action to consider approval of adopting an ordinance updating the City's Land use assumptions, capital improvement plan, and amending the water and wastewater impact fees.**

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Dan Herbert to approve the recommendations of the Impact Advisory Committee and adopt Ordinance Number 2017-078 to update the Land use assumptions, capital improvement plan, and amending the water and wastewater impact fees as discussed.

Motion carried 3-0

**6. Discussion and action to deny Oncor Electric Delivery rate change request.**

Ordinance No. 2017-079

AN ORDINANCE DENYING THE PROPOSED CHANGE IN RATES OF ONCOR ELECTRIC DELIVERY COMPANY, LLC., FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW, AND DECLARING AN EFFECTIVE DATE OF THIS ORDINANCE.

Motion was made by Mayor Pro Tem Kimberly Hiebert, seconded by Councilmember Jean Bailey to approve Ordinance number 2017-079 to deny the proposed change in rates of Oncor Electric Delivery Company.

Motion carried 3-0

**7. Public Hearing-to receive input for or against the request for a Zone Change from C-1 Commercial District to C-2 General Commercial District – a 1.33 acre tract of land situated with the A.B. Smith Survey, Abstract No 1223, Parker County, Texas, being those same tracts of land described in Deed to Smith-Thomas Investments, LLC., and recorded in Volume 2361, page 1471 and by document No. 581798, official Public Records, Parker County, Texas.**

Mayor Kit Marshall opened the Public Hearing to receive input for or against the request for a Zone Change from C-1 Commercial District to C-2 General Commercial District a portion of a 1.33 acre tract of land known as 317 FM 1187 at 7:38 p.m.

There were no citizens to give input for or against this item.

Mr. Mangum, owner of the property in question was present at this meeting. Director of Public Works, David Fain gave the Council background information regarding this property. One parcel of the 1.33 acre tract is currently zoned both C-1 Commercial District and C-2 General Commercial District and the owner would like all of the property to be zoned the same, C-2 General Commercial District.

Following discussion Mayor Marshall closed the Public Hearing at 7:54 p.m.

**8. Discuss and consider approval of an Ordinance for Zone Change request from C-1 Commercial District to C-2 General Commercial District – a 1.33 acre tract of land situated with the A.B. Smith Survey, Abstract No 1223, Parker County, Texas, being those same tracts of land described in Deed to Smith-Thomas Investments, LLC., and recorded in Volume 2361, page 1471 and by document No. 581798, official Public Records, Parker County, Texas.**

**ORDINANCE NO. 2017-080**

**AN ORDINANCE OF THE CITY OF ALEDO AMENDING ORDINANCE NO. B-2008-03, THE ALEDO ZONING ORDINANCE, AS AMENDED BY REZONING CERTAIN PROPERTY KNOWN AS 317 FM 1187 WITHIN THE CITY LIMITS OF THE CITY OF ALEDO, TEXAS, FROM C-1 TO C-2; REVISING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

Motion was made by Councilmember Jean Bailey, seconded by Mayor Pro Tem Kimberly Hiebert to approve ordinance 2017-080 as modified.

Motion carried 3-0

**9. Discussion and action to consider recommendation for approval of the final plat for Lot 1, Block 1, Mangum Addition at 317 FM 1187 S.**

Motion was made by Councilmember Jean Bailey, seconded by Mayor Pro Tem Kimberly Hiebert to approve the final plat for Lot 1, Block 1, Mangum Addition at 317 FM 1187 S. as presented.

Motion carried 3-0

**10. Discussion and action to consider software agreement with OpenGov, Inc. for financial transparency, data visualization, and business intelligence service.**

Ms. Samantha Cheifetz of OpenGov was present at this meeting to discuss and give a presentation to the City Council regarding a possible software agreement for financial transparency, data visualization and business intelligence service.

The 84<sup>th</sup> State Legislature passed HB 1378 to increase local government debt transparency during 2016. Under Local Government Code 140.008, certain political subdivisions, including counties, cities, school districts, junior college districts must annually compile their debt obligation data from the preceding fiscal year and either report it to the Comptroller of Public Accounts or post the information on their website.

The software package from OpenGov would allow for a web-based management reporting platform that provides user friendly interface and easy accessibility to the City's financial and budgetary information.

Following discussion of this item, it was recommended that this item warrants more discussion and should be brought back to the Council at a later date.

No action was taken at this time on this item.

**11. Discussion and action concerning award of Professional Services contract to Freese and Nichols, Inc. for parking lot improvements for the Aledo Commons.**

Motion was made by Mayor Pro Tem Kimberly Hiebert, seconded by Councilmember Dan Herbert to approve the professional services contract to Freese & Nichols, Inc. for the parking lot improvements for the Aledo Commons in the amount of \$65,700.

Motion carried 3-0

**REPORTS:**

**12. Monthly reports:**

- a. City Administrator's Monthly Report**
- b. City Secretary's Monthly Report**
- 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 reported that the standard items were in the packet if anyone had any questions.

City Secretary Deana McMullen reported that staff was preparing for the upcoming First Friday event on Friday, June 2, 2017 from 6-9 pm with Fireworks Extravaganza. Also the Aledo Farmers Market has started back up at the Aledo Community Center every Monday now through November from 3-6 pm

Director of Public Works David Fain reported that we would be taking bids before long for the sidewalk projects.

**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 said a big thank you to the City Council/Boards and Commissions and City Staff for working together to help put ordinances in place to help control light pollution.

Mayor Kit Marshall also said a big thank you to Kari Kszyminski for all that you do for the City and the accounting department.

### **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**

**13.) 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**

**14.) 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.**

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

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

There was no Executive Session for 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 8:49 p.m.

PASSED AND APPROVED THIS THE 27<sup>th</sup> DAY April 2017.

Kit Marshall  
Kit Marshall, Mayor

ATTEST:

Deana McMullen  
Deana McMullen, City Secretary