

**CITY OF ALEDO, TEXAS
CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, SEPTEMBER 25, 2014
7:00 P.M.**

CALL TO ORDER

The Aledo City Council met in regular session on Thursday, September 25, 2014, at the Aledo Community Center, 104 Robinson Court, Aledo TX 76008. Mayor Kit Marshall called the meeting to order at 7:03 p.m. with the following members present: Councilmember Jean Bailey, Mayor Pro Tem Bill McLeRoy, Councilmember Kimberly Hiebert and Councilmember Kerby Smith. Councilmember Matt Casey was not present at this meeting having given prior notice of his absence.

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, City Engineer Steve James and City Attorney Betsy Elam.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Jacob Walsh of Community Christian Church. Mayor Pro Tem Bill McLeRoy led the Pledge of Allegiance.

INTRODUCTIONS: Deputy Nathan Vick

Mayor Kit Marshall introduce the new Parker County Deputy for Aledo; Nathan Vick

PRESENTATIONS: Proclamation recognizing Augustine Avila

Mr. William Brennan of 112 Old Tunnel Road was present and wanted to thank the City and recognize employee Augustine Avila for helping him. Mr. Brennan had fallen in his yard with no one around to help him. Mr. Avila and other staff members were working a job close to his yard and heard Mr. Brennan call for help. Mr. Avila then helped Mr. Brennan up and made sure he was ok. Mr. Brennan called Mr. Avila his Hero.

Mayor Kit Marshall then presented a Proclamation to Mr. Avila recognizing his outstanding service as a City Employee for the City of Aledo.

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.

ITEMS FOR DISCUSSION:

1. Discussion and action concerning approval of an Ordinance adopting the Fiscal Year 2014-2015 annual budget

Motion was made by Councilmember Kimberly Hiebert, seconded by Councilmember Jean Bailey to approve the Ordinance adopting the Fiscal Year 2014-2015 annual budget.

Motion carried 4-0

2. Discussion and action to ratify the property tax revenue increase reflected in the Fiscal Year 2014-2015 annual budget

Motion was made by Mayor Pro Tem Bill McLeRoy, seconded by Councilmember Kimberly Hiebert to ratify the property tax revenue increase for M&O in 2015 of \$49,582 for a total of \$423,076.

Motion carried 4-0

3. Discussion and action concerning approval of an Ordinance setting the Ad Valorem Tax Rate of \$0.3850 per \$100 taxable value for Fiscal Year 2014-2015

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Kimberly Hiebert to approve the ordinance setting the Ad Valorem Tax Rate of \$0.3850 per \$100 taxable value for Fiscal Year 2014-2015 with the adoption of this rate effectively increasing revenue by 7.5% over last year.

Motion carried 4-0

4. Public Hearing – The purpose of said hearing is to receive input regarding the Development Plan for a tract of land to be subdivided and named the Parks of Aledo-Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM 1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Mayor Kit Marshall opened the public hearing to receive input regarding the Development Plan for a tract of land to be subdivided and named the Parks of Aledo Phase 3, at 7:24 p.m.

Justin Welborn of James R. Harris Partners was in attendance to make a presentation to the City Council for the Development Plan for Parks of Aledo Phase 3.

Mr. Welborn gave his presentation to council and answered questions regarding this development. This phase will be 122 residential lots with 10 to 11 acres of green space.

There was no one present to speak for or against this item.

Mayor Kit Marshall closed the Public Hearing at 7:40 p.m.

5. Discussion and action to approve the Development Plan for the Parks of Aledo, Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM 1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Kerby Smith to approve the Development Plan for Parks of Aledo Phase 3 as presented.

Motion carried 4-0

6. Discussion and action to approve the Community Facilities Agreement (CFA) for the Parks of Aledo Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM 1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Motion was made by Councilmember Kerby Smith, seconded by Councilmember Jean Bailey to approve the CFA for Parks of Aledo Phase 3 as submitted.

Motion carried 4-0

7. Discussion and action to approve the Final Plat for the Parks of Aledo Phase 3; said tract being 42.89 acres out of the John Sparger Survey, Abstract No. 1230 and the James B. Carr Survey, Abstract No. 255, at the southwest corner of Bailey Ranch Road and FM 1187; said tract being further described as a portion of the tracts conveyed in the deed recorded in Volume 1161, Page 505, Deed Records of Parker County, Texas, and also being

portions of Tract No. 1 and Tract No. 2 conveyed in the deed recorded in Volume 279, Page 416 of said Deed Records.

Motion was made by Councilmember Jean Bailey, seconded by Mayor Pro Tem Bill McLeRoy to approve the Final Plat for Parks of Aledo Phase 3 subject to the minor revisions to chart as discussed and the signature of the Mayor once it is signed and sealed by the engineer and the minor revisions are made as discussed.

Motion carried 4-0

8. Discussion and action concerning approval of a Re-plat for property located at 405 FM 1187 South.

Motion was made by Councilmember Jean Bailey, seconded by Mayor Pro Tem Bill McLeRoy to approve the re-plat for the property located at 405 FM 1187 South with the changes being made as discussed and the correction to the legal owner and acknowledgement.

Motion carried 4-0

9. Discussion and action concerning approval of a Final Plat for a tract of land being 0.382 acre tract conveyed to Michaelis Holdings, LLC, Lot 1, Block 1, Michaelis Addition, Parker County, Texas.

Motion was made by Councilmember Jean Bailey, seconded by Councilmember Kerby Smith to approve the final plat for a tract of land being 0.382 acre tract conveyed to Michaelis Holdings, LLC, Lot 1, Block 1, Michaelis Addition, Parker County, Texas with the minor change for the acknowledgement to reflect the proper owner as discussed.

Motion carried 4-0

10. Discussion and action concerning reappointment of members in even-numbered places to the various boards and commissions.

Motion was made by Councilmember Jean Bailey, seconded Mayor Pro Tem Bill McLeRoy to approve the reappointment of members in even-numbered places to the various boards and commissions.

Motion carried 4-0

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:

- 11. August 28, 2014 Regular City Council Minutes**
- 12. September 11, 2014 Special City Council Minutes**
- 13. August 2014 Monthly financial report**
- 14. Approval of an ordinance to designate an official newspaper for Fiscal Year 2014-2015**
- 15. Approval of contract with East Parker County Library for Fiscal Year 2014-2015**
- 16. Approval of agreement with Jaxson Technical (Jack Liford) for inspection services for Fiscal Year 2014-2015**
- 17. Approval of agreement with Thomas Caylor for health inspection services for Fiscal Year 2014-2015**
- 18. Approval of an ordinance amending the Fee Schedule for Fiscal Year 2014-2015**
- 19. Approval of employee health, dental, vision and life insurance coverage for Fiscal Year 2014-2015 and appointing Brandon Robinson as the City's agent of record**
- 20. Approval of rescheduling of October 23, 2014 City Council meeting to October 16, 2014 due to Mayor's absence.**
- 21. Approval of rescheduling November & December Council meetings due to the Holidays**
- 22. Pursuant to Ordinance number C-2007-08, the City Secretary will provide a report to the City Council concerning board and commission activity for the past year.**
- 23. Approval of Animal Control contract with City of Weatherford**
- 24. Approval of City Inspector agreement for the Parks of Aledo Phase 3 subdivision – a residential development project.**

Motion was made by Councilmember Kimberly Hiebert, seconded by Councilmember Kerby Smith to approve the consent agenda as presented.

Motion carried 4-0

REPORTS:

- 25. Monthly reports:**

- a. **City Administrator's Monthly Report- FM 1187 & Aledo Trail update**
- b. **City Secretary's Monthly Report - Website update**
- c. **Director of Public Works' Monthly Report- Parks update**
- d. **Accounting Coordinator's Monthly Report**
- e. **East Parker County Library report**
- f. **Fire Marshal monthly report**
- g. **Parker County Sheriff's Office monthly report**
- h. **Municipal Court Monthly report**

City Administrator Ken Pfeifer and City Engineer Steve James updated the City Council on FM 1187 and Aledo Trail construction. The contractor is looking at 2 to 3 more weeks for completion on both FM 1187 and Aledo Trail. The street lights for Aledo Trail should be in by the end of October. Signal installation will begin next week at Bailey Ranch and Bankhead. The Quiet Zone will follow the completion of both projects. The monument sign is moving forward and the utilities will be located next week for placement of the sign. Steve James said that TXDOT has a couple more projects that will begin in late November or early December. They will be widening the bridge at I20 & FM1187 adding one lane in each direction. This project will take about 1 year for completion. The second project will be on FM1187 South of the couplet to Hwy 377, they will be widening the shoulders and installing some turn lanes.

City Administrator Ken Pfeifer reported that we did receive word that COG is recommending the City of Aledo for the TAPS Grant for approval for the sidewalk project.

Under the Director of Public Works report David Fain asked Jaysen Lamb, Chairman of Parks and Recreation Board for an update on the Parks. Jaysen thanked the Council for what they do.

The Parks and Recreation board has been discussing how to get the most out of the budgeted money. There have been discussions on a Pavilion for the Community Center Park as well as improvements for Elm Street Park. The board would like to consider having the fence to the right of the Community Center taken down and not replacing it at this time. This would allow options for where the pavilion can go. They would like to see a medium sized Pavilion at the Community Center Park. There has been discussion for improvements for Elm Street Park to include a small fence that will help define the area, landscaping and maybe a bench or two.

This will come back to council with additional information and pictures of the grounds.

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.)

Councilmember Kerby Smith commented that his family would like to see a recycling program be considered for the City of Aledo. He would like to see what the costs would be and the benefits of a recycling program. Councilmember Smith would like this to be added to a future agenda for discussion and consideration.

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:

There was no need for Executive Session at this meeting.

The city council may convene in executive session to receive advice from its attorney on any posted item and to seek advice regarding

26.) 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 the appeal in the Application of Republic Waste Services of Texas, Ltd. for Municipal Solid Waste Permit No. 2356**

27.) 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

28. Any action necessary from Executive Session

There was no Executive Session at this meeting and no action.

ADJOURN

There being no further items to discuss or consider Mayor Kit Marshall adjourned this regular meeting of the Aledo City Council at 9:41 p.m.

PASSED AND APPROVED THIS THE 20th DAY OF NOVEMBER 2014

Mayor Kit Marshall

ATTEST:
City Secretary Deana McMullen