



**CITY COUNCIL AGENDA**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT**  
**ALEDO, TEXAS 76008**  
**THURSDAY APRIL 27, 2023**  
**6:00 P.M.**

**CALL REGULAR MEETING TO ORDER**

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any matter, whether or not it is posted on the agenda. Individual citizen comments are normally limited to three (3) minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot by law take any action nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council will receive the information, and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.
- 4. PRESENTATIONS AND PROCLAMATIONS:**
  - a. Presentation by Kim Knox-Lewis, BMY, PLLC, of the Annual Audit Report for Fiscal Year end September 30, 2021.
  - b. Presentation and discussion by Freese and Nichols and TXDOT on a Traffic Operations Analysis for FM 1187 at Eastbound Maverick Street, AKA "the couplet."
  - c. Presentation and discussion by Freese and Nichols on I/I Reduction Program -- Flow Meter Basin #3 Sanitary Sewer Evaluation Survey (SSES) results.
- 5. CONSENT AGENDA:** All items listed below are considered routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the staff recommendation.

- a. Consider approval of the City Council meeting minutes from the following meetings:

- i. March 23, 2023, Regular City Council Meeting.

**6. REPORTS:** Reports are prepared for informational purposes and will be accepted as presented (there will be no presentations associated with the report items). There will be no separate discussion unless a City Council Member requests that the report be removed and considered separately.

- a. There are no reports scheduled.

**7. PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:**

- a. Discuss and consider a Resolution 2023-123 approving the Fiscal Year 2021 Financial Statement.
- b. Discuss, consider, and direct City staff on next steps on the Traffic Operations Analysis for FM 1187 at Eastbound Maverick Street, AKA the “couplet.”
- c. Public Hearing to consider an ordinance amending Section 23 of the City of Aledo, Texas Zoning Ordinance pertaining to swimming pool standards.
- d. Discuss and consider Ordinance Number 2023-177 amending Section 23 of the City of Aledo, Texas Zoning Ordinance pertaining to swimming pool standards.
- e. Public Hearing regarding the voluntary annexation of property described as a 106.52-acre tract situated in the T. Rolston Survey, Abstract Number 923, and the J. Wray Survey, Abstract Number 1639, Parker County, Texas, to enlarge and extend the boundary limits of the City of Aledo.
- f. Discuss and consider approval of Ordinance Number 2023-178 annexing property described as a 106.52-acre tract situated in the T. Rolston Survey, Abstract Number 923, and the J. Wray Survey, Abstract Number 1639, Parker County, Texas, to enlarge and extend the boundary limits of the City of Aledo.
- g. Public Hearing regarding a request for the initial zoning of newly annexed territory as Planned Development with Single Family R-2 uses for a 106.52-acre tract of land off of Bailey Ranch Road, also known as The Lakes.
- h. Discuss and consider approval of Ordinance Number 2023-179 designating the initial zoning of newly annexed territory as Planned Development with Single Family R-2 uses for a 106.52-acre tract of land off of Bailey Ranch Road, also known as The Lakes.

- i. Public Hearing regarding a Zoning Change request from Single Family Residential R-1 to Downtown Business District DB for 6.013 acres of land situated on Lot 1, Block 1-R, Aledo Original Town and 2.36 acres situated on land from Abstract 483, Fawks LR survey. (100, 213, and 215 Pecan Drive)
- j. Discuss and consider Ordinance No. 2023-180 changing the zoning designation from Single Family Residential R-1 to Downtown Business District DB for 8.373 acres of land located at 100, 213, and 215 Pecan Drive.
- k. Discuss and consider approving an Agreement for the provision of automated meter services.

## 8. BOARDS/COMMISSIONS/COMMITTEES

- a. Appointment/Reappointment to Boards/Commissions/Committees – Consider approval regarding appointments to Boards/Commissions/Committees.

## 9. EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

- a. **§ 551.071. Consultation with Attorney** – to conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about 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 the provisions of Chapter 551, including the following items:
  - TIRZ.
  - Potential Annexation North of Dean Ranch to I-20.
  - Dean Ranch Development Conversation.
  - Possible Economic Incentives for new businesses.
  - *Aledo v. Seigmund* – settlement and easement.
  - Settlement demand from Sarah Latimer.
- b. **§ 551.087. Deliberation regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:
  - Potential Annexation North of Dean Ranch to I-20.

- Dean Ranch Development Conversation.
- Possible Economic Incentives for new businesses.

**10. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION**

**11. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION**

**12. COUNCIL RECAP/STAFF COMMENTS DIRECTION:** (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, 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.)

**13. ADJOURN**

**\*Note: The council may act and/or vote upon any of the items listed on this agenda. THIS IS TO CERTIFY THIS NOTICE OF MEETING WAS POSTED ON THE CITY HALL BULLETIN BOARD AND THE CITY WEBSITE.**



*Deana McMullen*  
 Deana McMullen, City Secretary

Date Posted 4/24/23 Time 11:30am By StH  
 Date Removed \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

**NOTE: THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT 817- 441-7016 OR FAX 817-441-7520.**