



**CITY COUNCIL MINUTES**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT ALEDO, TEXAS 76008**  
**THURSDAY, DECEMBER 1, 2022**  
**6:00P.M.**

**CALL REGULAR MEETING TO ORDER**

**1. CALL TO ORDER**

Mayor Nick Stanley called the regular meeting of the City Council to order at 6:03 pm on Thursday, December 1, 2022. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Christian Pearson, Mayor Pro Tem Shane Davis, Councilmember Shawna Ford and Councilmember Dan Herbert. Councilmember Nelson Rowls was not in attendance at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, Director of Parks and Events Erica Haney, Interim Director of Public Works Gary Enna, City Planner Nathan Gonzales, City Secretary Deana McMullen and City Attorney Alicia Kreh.

**Mayor Nick Stanley commented on City Planner Nathan Gonzalez. Tomorrow is his last day with the City of Aledo. Mayor Stanley thanked Mr. Gonzalez for all that he has done for the City and for his service to the Community. Mayor Stanley wished him the best of luck.**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**Councilmember Christian Pearson gave the Invocation. Mayor Nick Stanley led the 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.

**There were no Citizens appearances for this meeting.**

**4. PRESENTATIONS AND PROCLAMATIONS:**

- a. Presentation from Chris Wallace, President/CEO of the North Texas Commission regarding an organization overview.

**Mr. Chris Wallace of the North Texas Commission was at the meeting to give the City Council an overview of the Organization and it's amazing programs and events and encourage the City of Aledo to join the North Texas Commission.**

**There was no action on this item.**

- 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:

- 1. October 27, 2022. Regular City Council Meeting; and
- 11. November 3, 2022, Regular City Council Meeting.

- b. Consider approval of joining the U. S. Conference of Mayors and expending funds for attendance at one (1) conference per year.

- c. Consider approval of a Letter of Agreement between the City of Aledo and Cooksey Communications for communications services (communications assessment) for a not to exceed total of \$29,925 and to authorize the City Manager to execute the Agreement.

**Mayor Nick Stanley asked that item (b) be pulled from the Consent Agenda to be discussed separately**

**Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the Consent Agenda as presented and item (b) will be discussed at a later time on this Agenda.**

**Motion carried 4-0**

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.

**There are no reports scheduled.**

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

- a. Conduct a public hearing to consider amending portions of Section 26, "Specific Use Permit (SUP)" of the Aledo Zoning Ordinance to require a Specific Use Permit for all properties along FM 1187, FM5, Champions Drive, and Bailey Ranch Road, and to prohibit restaurant drive-through queue lanes from being located between the building and primary street frontage.

City Planner Nathan Gonzalez gave the history of this item to the Council. In 2020 the City Council passed an ordinance 2020-131 which put in place special street frontage standards for development projects that were located on FM1187 and Bailey Ranch Road. Included in the new standards was the requirement to obtain a Specific Use Permit for restaurant developments that include a drive-thru lane. The properties south of the railroad tracks were specifically exempt from this requirement. There are additional requirements for a drive thru lane as well. After considerable discussion and review staff seeks to expand the SUP to include all properties that front FM 1187 in addition to any future developments along FM5, East Bankhead Hwy and Champions drive and also includes a change in the language to prohibit drive thru queue lanes being located between the primary entrance and the primary street frontage.

Mayor Nick Stanley Opened the Public Hearing at 6:46 pm for anyone wishing to speak for or against this item. There was no one to speak on this item. Mayor Stanley closed the Public Hearing at 6:46 pm

- b. Discussion and action amending portions of Section 26, Specific Use Permit (SUP)," of the Aledo Zoning Ordinance to require a Specific Use Permit for all properties along FM 1187, FM5, Champions Drive, and Bailey Ranch Road, and to prohibit restaurant drive-through queue lanes from being located between the building and primary street frontage

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Christian Pearson to approve Ordinance 2023-170 that will incorporate the changes discussed.

Motion carried 4-0

- c. Discussion and action to award a contract to Nu-way Construction, LLC in an amount not to exceed \$2,691,958.00 for the reconstruction of Bailey Ranch

Road. Section one.

Interim Director of Public Works Gary Enna addressed the Council in reference to the award of a contract to Nu-Way Construction for the reconstruction of Bailey Ranch Road. Bailey Ranch Road is a collector road essential for moving a high volume of traffic through the city. The road is in disrepair and in need of reconstruction. On October 15, 2022 staff and engineers from Halff and Associates opened the bids for the referenced project. The lowest responsive bid was from Nu-Way Construction in the amount of \$2,691,958.00. Staff recommends the bid be awarded to Nu-Way construction.

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to award the contract for the Bailey Ranch Road Reconstruction to Nu-Way Construction in the amount of \$2,691,958.00 which comes in less than the budgeted amount of \$3.2 million.

Motion carried 4-0

- d. Discussion and action to authorize the City Manager to engage a person and/or firm to provide onsite inspection and project management services for the Bailey Ranch Road reconstruction project and to authorize a project budget for services in an amount not to exceed \$130,000.

**Motion was made by Councilmember Christian Pearson, seconded by Mayor Pro Tem Shane Davis to authorize the City Manager to engage a person or firm to provide onsite inspection and project management services for the Bailey Ranch Road reconstruction project and authorize a budget for services in an amount not to exceed \$130,000.**

**Motion carried 4-0**

- e. Discussion and action to approve a lease agreement with 1882 Partners, LP, for a temporary City Hall at property located at 104 Maverick Street, Aledo, Texas, 76008.

Mayor Nick Stanley recused himself from this item discussion and action. Mayor Pro Tem Shane Davis took over the chair for this item.

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve the lease agreement with 1882 Partners, LP for a temporary City hall property located at 104 Maverick Street, Aledo, TX 76008 during construction of the new city hall complex.**

**Motion carried 4-0**

- f. Discussion and action to approve a Memorandum of Understanding with East Parker County Library to conduct a feasibility study for library services. Mayor Nick Stanely returned to the table to continue chairing the meeting. Councilmember Shawna Ford recused herself from the discussion and action on this item due to her sitting on the Library Board.

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve a Memorandum of Understanding with East Parker County Library to conduct a Feasibility study for Library Services as discussed.**

**Motion carried 3-0**

Councilmember Shawna Ford returned to the table to continue with the meeting.

- g. Discussion and action to approve Resolution No. 2022-114, calling a Special Election to be held on February 7, 2023, for the purpose of filling the vacancy in the unexpired term of City Council Place 5, approving an election agreement with Parker County, and establishing procedures for that election.

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Christian Pearson to approve Resolution 2022-114 that will call and order a Special Election to be held on Tuesday, February 7, 2023 for the purpose of filling the vacancy in the unexpired term of City Council Place 5, approving the election agreement with Parker County and establishing procedures for that election.**

**Motion carried 4-0**

City Secretary Deana McMullen informed the Council that the application to be on the ballot for City Council Place 5 would be accepted from December 2, 2022 thru December 29, 2023 at 5:00 pm. The cost for the Special Election will be approximately \$4,905.00

- h. Discussion and action to accept the dedication of 8.661 acres from a portion of the remainder of Tract No. 2, Bailey Ranch, as recorded in Volume 1661, Page 505, Deed Records, Parker County, Texas and 1.331 acres from the remainder of a tract of land described as "Tract 3" in deed to Bailey Ranch, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas from the Bailey Family.

**Motion was made by City Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve and accept the dedication of 8.661 acres from a portion of the remainder of Tract No. 2, Bailey Ranch, as recorded in Volume**

**1661, Page 505 of Deed Records in Parker County Texas and 1.331 acres from the remainder of a Tract of land described as "Tract 3" in deed to Bailey Ranch as recorded in Volume 1161, Page 505, Deed records , Parker County TX from the Bailey Family as discussed. And to direct City Manager, to negotiate an agreement with Weatherford Mountain Bike Club for continued maintenance of the trail system within the parks.**

**Motion carried 4-0**

Mayor Nick Stanley thanked Mr. Fred Disney and the Bailey Family for the dedication of land to the City of Aledo. He also thanked Mr. Larry Colvin of the Weatherford Mountain Bike Club for all of their hard work in maintaining and creating all of the park trail systems they have done so far in the City of Aledo and we look forward to any others that may be put in.

i. Discussion and action to approve Ordinance No.2022-169, creating a Public Safety Advisory Committee for the City of Aledo.

**Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Christian Pearson to approve Ordinance No 2022-169 that will create a Public Safety Advisory Committee for the City of Aledo.**

**Motion carried 4-0**

**Consent Agenda Item (b) that was pulled for discussion Consider approval of joining the US Conference of Mayor's and expending funds for attendance at (1) conference per year.**

There was discussion as to what exactly is the US Conference of Mayors and what would the Mayor bring back to the City. What would we learn that we can apply here. They have Winter/Summer conferences. Would it be more beneficial to join the National League of Cities? Mayor Stanley indicated that he felt the US Conference of Mayor's would be more beneficial, but we can wait and join next year.

Following discussion Council directed City Manager Noah Simon to look into both of the organizations and research how they would benefit the City of Aledo.

No action on this item.

## **8. EXECUTIVE SESSION:**

**Mayor Nick Stanley adjourned the regular City Council meeting into Executive Session at 7:20 p.m. to discuss the following: (see below) Those in attendance of this Executive Session were Mayor Nick Stanley, Mayor Pro Tem Shane Davis,**

**Councilmember Shawna Ford, Councilmember Christian Pearson, Councilmember Dan Herbert, City Manager Noah Simon, City Attorney Alicia Kreh and City Secretary Deana McMullen.**

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 1-20.
  - Possible Economic Incentives for new businesses.
- 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 I20.

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

Mayor Nick Stanley adjourned the Executive Session and reconvened into open session at 7:29 pm.

## **10. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION**

There is no action to consider from items discussed in Executive Session.

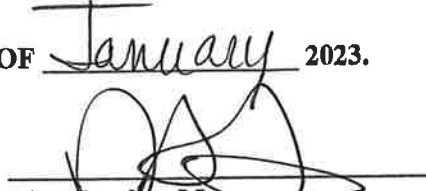
**11. COUNCIL RECAP/STAFF COMMENTS DIRECTION: (In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, may ask questions of staff that require only responses of factual information or statements of existing City policy, or may request that non-routine matters 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.)

## 12. ADJOURN

There being nothing further to discuss or consider, Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 7:30 pm.

PASSED AND APPROVED THIS THE 28th DAY OF January 2023.

  
Nick Stanley, Mayor

ATTEST:

  
Deana McMullen, City Secretary

