

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

**CALL REGULAR MEETING TO ORDER**

**1. CALL TO ORDER**

Mayor Nick Stanley called the regular meeting of the City Council to order at 6:00 pm on Thursday, July 27, 2023 at the Aledo Community Center 104 Robinson Court. Those in attendance at this meeting were Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Shawna Ford, Councilmember Nelson Rows, Councilmember Summer Jones and Councilmember Christian Pearson.

Staff present were City Manager Noah Simon, City Secretary Deana McMullen, Director of Public Works Luis Gatica and City Attorney Alicia Kreh.

**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.

a) **Marcy Galle** – 500 Sqaw Creek Rd, Willow Park - Ms. Galle stated that last year she was against the 18.5 million dollars that was discussed in closed session regarding the building of a new City Hall Complex. This should have gone to the voters to approve a \$20 million – really \$40 million City Hall and Future Police Department. Too much discussion is going on in closed doors. With the new finance discussions to obtain an additional \$2 million and add in a Library to the City Hall I am helping citizens of Aledo to do a petition that will force this item to go to the voters. It only requires 5% of the

register voters, so 190 signatures is all we need. You need to put the Council Packets on the City Website. Willow Park and Annetta both do this.

b) **Christina Donnelly** – 209 N Front Street – Two Sisters Tea House – Ms. Donnelly asked the Council to consider helping out the Small businesses and help beautify the Downtown Area by adding hanging baskets, lighting etc.. She also asked the Council to consider having the City promote the businesses on Social Media and to see if anything can be worked out with Bryant Grain who has put up no parking signs in the Downtown area and this has greatly affected the businesses.

#### **4. PRESENTATIONS AND PROCLAMATIONS:**

There were no Presentations or Proclamations for this meeting.

**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. June 22, 2023, City Council Meeting.
  - ii. July 20, 2023, Aledo Economic Development Corporation/City Council Special Meeting.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve the Consent Agenda as presented.

**Motion carried 5-0**

**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.

- a. Reminder that we begin two Council meetings a month in August. The next Council meeting is August 3, 2023. The meeting will be a FY24 Budget Conversation.

Due to the TML conference, City Council will not meet on October 5, 2023.

No other reports were given to the Council.



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

- a. Public Hearing to receive input and consider comments for a Zoning Change request from Single Family Residential R-1 to (PD) Planned Development District with C-1 Commercial Base Zoning – 2.663 acres of unplatted property situated on land from Abstract 438, Richard C Eddleman survey. (819 Old Annetta Road)

The owners of property in question, Mr. Wade Walker and Mr. Brandon Hyles spoke on behalf of the project and gave the background of the project and the history and connections they have with Aledo. They have worked with the staff as well as the neighbors in Parker Station to answer questions and make sure that the neighbors know they want to be a good neighbor. They expressed concerns over the traffic would not be an issue with their proposed businesses that would be on this property. They are bringing Corporate offices to Aledo and two of the four buildings would later be leased or sold to other businesses that would qualify under the Zoning. The Zoning change request was a unanimous vote from the Planning & Zoning commission at the second meeting held on July 13, 2023. The multi-million dollar project will bring in more tax revenue than just vacant land.

Councilmember Shawna Ford asked questions regarding the landscaping plans and wanted that to be part of phase I. Mr. Walker stated they had no issue to do the landscaping as part of Phase I along with the installation of the infrastructure.

Mayor Nick Stanley opened the Public Hearing at 6:35 pm for anyone wishing to speak for or against the requested zoning change at 819 Old Annetta Road.

1) **Kerby Smith** – 331 Sanchez Court.- Wanted to thank the developers for reaching out to the Parker Station neighborhood and wanted to point out that documents matter. Make sure the documents are done correctly and everything is spelled out. Mr. Smith went over items that fall under the allowed zoning change. And wants the owner to understand that the home owners in the are will be impacted by this development. Wants to make sure the trash receptacles will be hidden and also inquired about the lighting. There are dark sky provisions in place.

2) **Robbie Gustavason** – 149 Sanchez – Spoke in opposition to this zoning change that is in the middle of a Residential area. There should be preservation of the character and stability of the neighborhood. The traffic will add a strain on the roads. There will be noise and light pollution and will disrupt the quality of life for the homeowners in Parker Station. We should follow Zoning consistency.

3) **Frank Urquider** – 100 Sanchez Trail – Spoke in opposition to this Zoning change request. He stated that the applicant said the residents just do not like

change. Everyone supports growth but this area is very restricted and very challenging and he asked that the Council vote against the Zoning change request.

4) **Susan Houghtalin** – 315 Plum - Stated that she is not for or against this project. If someone wants to build let them build. The neighborhood next to the project are only upset because it is next to their neighborhood. Everytime my neighborhood has objected to a zoning change or a project it happens anyway

- b. Consider and discuss a request for a Zoning Change request from Single Family Residential R-1 to (PD) Planned Development District with C-1 Commercial Base Zoning – 2.663 acres of unplatted property situated on land from Abstract 438, Richard C Eddleman survey. (819 Old Annetta Road)

Motion was made by Councilmember Summer Jones, seconded by Mayor Pro Tem Shane Davis to approve the request for zoning change from Single Family Residential R-1 to (PD) Planned Development District with C-1 Commercial Base Zoning – 2.663 acres of unplatted property situated on land from Abstract 438, Richard C Eddleman survey. (819 Old Annetta Road)

**Motion carried 4-1 (Councilmember Shawna Ford voting against the motion)**

- c. Discuss and consider Ordinance 2023-181 amending Section 2-164 “Qualifications of Members,” of Article III, “Boards and Commissions,” of Chapter 2, “Administration,” of the Code of Ordinances of the City of Aledo; Amending Section 46-20, “Number of Board Members, Qualifications and Terms,” of Article II, “Parks and Recreation Board,” of Chapter 46, “Parks and Recreation” of the Code of Ordinances of the City of Aledo to provide that one board member may be a local business owner who does not live in the corporate limits of the City of Aledo.

Following discussion motion was made by Councilmember Nelson Rowls, seconded by Councilmember Summer Jones to approve Ordinance No 2023-181 as presented.

**Motion carried 4-1 (Mayor Pro Tem Shane Davis voted against the motion)**

- d. Discuss and consider Resolution 2023-131, a Resolution amending the Articles of Incorporation and Bylaws of the Aledo Economic Development Corporation to add an exception to the residency requirements, thereby permitting a local business owner to serve as a board member.

Following discussion motion was made by Councilmember Nelson Rowls, seconded by Councilmember Shawna Ford to table this item.

**Motion carried 5-0**



- e. Public Hearing to receive input and consider comments for amendments to the Thoroughfare Plan to reclassify Old Annetta Road from FM 1187 to boundary of the City's ETJ to a Collector, Industrial, or Commercial Street (60'-92' Right of Way).

Mayor Nick Stanley opened the Public Hearing at 7:00 pm to anyone wishing to speak for or against the item to consider amendments to the Thoroughfare Plan reclassifying Old Annetta Road to a Collector, Industrial or Commercial Street.

There was no one to speak for or against this item. Mayor Nick Stanley closed the public hearing at 7:00 p.m.

- f. Discuss and consider amending the Thoroughfare Plan to reclassify Old Annetta Road from FM 1187 to boundary of the City's ETJ to a Collector, Industrial, or Commercial Street (60'-92' Right of Way).

Motion was made by Mayor Pro Tem Shane Davis to approve the amendment of the Thoroughfare Plan to reclassify Old Annetta Road to a Collector, Industrial or Commercial street as discussed.

**Motion carried 5-0**

- g. Second reading to consider Resolution 2023-130, a Resolution authorizing approval of a 380 Incentive Agreement with Dayne's BBQ regarding a Sales Tax Abatement not to exceed \$45,000.00 or seven (7) years, whichever comes first.

Motion was made by Mayor Por Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve Resolution Number 2023-130 authorizing approval of a 380 Incentive agreement with Dayne's BBQ.

**Motion carried 5-0**

- h. Discuss and consider all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of Resolution 2023-132, pertaining thereto for the Clear Fork Interceptor Sewer and Lift Station project.

City Manager Noah Simon asked the Council to consider approval of Resolution number 2023-132 for all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt for the Clear Fork Interceptor Sewer and Lift Station project. This would be with funds from the Texas Water Development Board if we are approved.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve Ordinance Number 2023-132 as discussed.

**Motion carried 5-0**

- i. Discuss and consider the election of the Mayor Pro Tem.

Councilmember Christian Pearson nominated Councilmember Nelson Rowls for Mayor Pro Tem. This nomination was seconded by Councilmember Shawna Ford.

**Following a vote motion carried 4-0 Mr. Rowls did not vote on this item.**

- j. Discuss and consider Ordinance Number 2023-182, an Ordinance authorizing a joint boundary agreement with Willow Park, releasing 31.247 acres from the Aledo extraterritorial jurisdiction.

This item will be discussed in Executive Session. Any action will follow the Executive Session.

## **8. BOARDS/COMMISSIONS/COMMITTEES**

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

There were no applications to consider for Boards or Commissions at this meeting.

- 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:

**Mayor Nick Stanley adjourned the regular meeting of the City Council at 7:05 pm to move into Executive session to discuss the items below. Those in attendance of the Executive Session were, Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Shawna Ford, Councilmember Christian Pearson, Councilmember Nelson Rowls, Councilmember Summer Jones, City Manager Noah Simon, City Attorney Alicia Kreh, Director of Public Works Luis Gatica and City Secretary Deana McMullen.**

- 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:

- Potential Annexation North of Dean Ranch to I-20.

- Dean Ranch Development Conversation.
- *Aledo v. Seigmund* – settlement and easement.
- Open Meetings Act training update.
- City Hall financing.
- Impacts of Senate Bill 2038 on extraterritorial jurisdiction and CCN issues.

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.

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

Mayor Nick Stanley adjourned the Executive Session at 8:11 pm

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

- a. Take any action, if needed, on other matters from executive session.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve the Ordinance 2023-182 that would approve the release of the ETJ property contingency upon the City of Willow Park passing the ordinance as written.

**Motion carried 5-0**

## **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.)

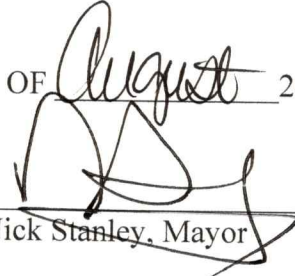


There were no additional council recap or staff comments at this time.

### 13. ADJOURN

With there being nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:11 p.m.

PASSED AND APPROVED THIS THE 3<sup>rd</sup> DAY OF August 2023.

  
\_\_\_\_\_  
Nick Stanley, Mayor

  
\_\_\_\_\_  
Deana McMullen, City Secretary