

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY MAY 25, 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, April 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 Rowls and Councilmember Summer Jones. Councilmember Christian Pearson was not present at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, City Secretary Deana McMullen, Interim City Planner Ivan Gonzalez, Director of Administrative Services Amber Karkauskas, Utility Billing Manager Erica Haney and City Attorney Alicia Kreh.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nick Stanley gave the Invocation and lead 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 citizen appearance requests for this meeting.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Presentation from Chris Ekrut of New Gen Strategies regarding City's water rate structure and winter averaging.

Mr. Chris Ekrut of New Gen Strategies was present to discuss with the City Council

the rate structure of the utility billing accounts and moving to winter averaging on the sewer bills. Mr. Eckrut explained what is currently going on in the City of Aledo. He stated that as the City continues to grow the wastewater plant will have to be expanded as well as the water supply to meet the needs and demands of new customers. Inflation also has a huge impact on anything to do with water and wastewater. The City of Aledo has been able to live with the growth by going from 2012 until 2021 with no rate increase's in water and wastewater rates. In 2022 we had to do a rate increase. It is advisable for in the future that small increments in rates be considered as customers can adjust better to that than to large spikes in rates. In 2022 the Council discussed and approved an Ordinance that would allow for winter averaging beginning in October of 2024. Winter averaging does not impact the sewer bill in the summer. The customer can control what happens as the rate for wastewater is determined by water usage in the months of December, January and February which are typically the lowest water usage months of the year. If the Council wants to make the changes, instruct staff to look at the rates and adjust the Sewer rates to \$10.89 and implemenent the winter averaging in October of 2023 rather than Ocober of 2024.

- i. Consider and take any action necessary for the implementation of winter averaging.

Following the discussion motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve moving up winter averaging for wastewaer rates to \$10.89 beginning in October 2023 rather than October 2024.

Motion carried 4-0

- b. Presentation and discussion by Iván Gonzales, Place Strategies, on new zoning districts for the City of Aledo Unified Development Code.

Mr. Ivan Gonzales made a presentation to go over the new zoning districts for the upcoming City of Aledo Unified Development Code. He stated that we are 90% complete on this project and the staff and departments will review next month. This will be brought to the Planning & Zoning Commission and the City Council in July and August for consideration of adoption. He asked if there were any questions from the Council. There were none. No action was taken on this item.

- c. Presentation and discussion by Amber Karkauskas, Director of Administrative Services, City of Aledo, on City policies.

Ms. Amber Karkauskas Director of Administrative Services made a presentation to the City Council regarding City Policies. Ms. Karkauskas is the new Director of Administrative Services and the City Manager Noah Simon has directed her to look at and update and/or improve the current city polices regarding finance and Human Resources. Staff is working on the policies and procedures and plans are in place to have them updated soon. The plan will then be for them to be updated annually and reviewed and adopted by City Council.

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.

The Consent Agenda was presented as follows:

- a. Consider approval of the City Council meeting minutes from the following meetings:
 - i. April 25, 2023 Special City Council Meeting.
 - ii. April 27, 2023 Regular City Council Meeting.
 - iii. May 16, 2023 Special City Council Meeting.
- b. Consider approval of Resolution 2023-126 Authorizing the creation of an employee welfare benefits trust.

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

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.

- a. There are no reports scheduled.
With no reports for the meeting no action or consideration was made at this time.

7. PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:

- a. Discuss, consider, and direct City staff on next steps on the Traffic Operations Analysis for FM 1187 at Eastbound Maverick Street, AKA the "couplet."

Mayor Nick Stanley opened the Public Hearing at 7:25 pm for anyone wishing to speak for or against the item in reference to directing City staff on the next steps on the Traffic analysis for FM 1187 at Eastbound Maverick Street, the Couplet. There was no one present to speak for or against this item. Mayor Nick Stanley closed the Public Hearing at 7:26 pm.

City Manager Noah Simon stated that the council should decided the direction for staff to move forward on this item. This would be as a result of the presentation at the last City Council meeting presented by FNI & TXDOT. The presentation

that was made gave alternatives to help alleviate some of the traffic congestion. It will require a 14 day traffic study and take a look at something that will create a greater flow of traffic. 1 point/2 lanes merging is creating a back up of traffic. The recommendation is to use a barricade company. It will create more cost, but we do not have staff to take care of this.

Following discussion, motion was made by Councilmember Nelson Rowls, seconded by Councilmember Shawna Ford to direct staff to move forward with the recommendation to use the Barricade company for this project.

Motion carried 4-0

8. BOARDS/COMMISSIONS/COMMITTEES

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

There were no applicants to consider for appointment or reappointment to any of the Boards or Commissions and no resignations to consider.
No action was taken on this item.

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 Aledo City Council into Executive session at 7:31pm.

Those present at 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 Secretary Deana McMullen and City Attorney Alicia Kreh. Items to discuss were as follows:

- 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. § 551.074. Deliberation regarding Personnel Matter. The City Council may convene in executive session to discuss or deliberate the performance evaluation of the following officer(s) and/or employee(s):
- City Manager Annual Review.

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:

- c. **§ 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

Mayor Nick Stanley adjourned the Executive Session and called the regular session back to order at 8:13 p.m.

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

There was no action to consider on any items discussed in 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

With there being no further items to discuss or consider, Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:18 p.m.

PASSED AND APPROVED THIS THE 22nd DAY OF June 2023.



Nick Stanley, Mayor

ATTEST:




Deana McMullen, City Secretary