

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, FEBRUARY 22, 2024
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, February 22, 2024 at the Aledo Community Center 104 Robinson Court. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Shane Davis, Mayor Pro Tem Nelson Rowls, Councilmember Summer Jones, Councilmember Shawna Ford and Councilmember Christian Pearson.

Staff present were City Manager Noah Simon, Communications and Engagement Manager Whitney Walters, Finance Manager Jennifer Garrett, Director of Public Works Luis Gatica, City Secretary Deana McMullen 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 given by all present.

- 3. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any agenda item not listed for public hearing or any matter not posted on the agenda. This is the citizens' only opportunity to address the City Council on agenda items not listed for public hearing. 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) Justin Holt – Boy Scouts attending a City Council meeting to have credit to receive his Citizenship Community Badge.

- b) Kit Marshall – 314 Howard Way – Stated she is very excited that we have the Press Café, but is a little concerned about the parking lot that was made on the city park in the Aledo Commons area with no notifications sent out to citizens. Ms. Marshall also stated that in the previous Master Park Plan it did allow for a parking lot in the Aledo commons area at the top part of the park. She asked that the Council please think about the Rich Heritage of Aledo when making decisions involving Economic Development.

c) PRESENTATIONS AND PROCLAMATIONS:

- a. Presentation from Korey Coburn, Parker/Palo Pinto Area Engineer, TXDOT on the traffic signal at F.M. 1187/F.M. 5 and the sidewalk project on Bailey Ranch Road.

Mr. Korey Coburn, Parker/Palo Pinto Area Engineer, TXDOT was present to discuss a traffic signal at FM 1187/5 and the sidewalk project on Bailey Ranch Road. Mr. Coburn stated that TXDOT had completed a study to see if a traffic signal was warranted at the intersection of FM 1187 and FM 5. The study shows that signalization is warranted at the intersection. The cost for this project is yet to be determined. It will be a short term project.

For the sidewalks on Bailey Ranch Road, they will go from FM 1187 up to the High School. The approximate cost of the project is \$546,000 as part of the Transportation AFA Sidewalks to School Grant. Construction will begin in the summer and will finish up in late fall to early winter. The project is not expected to cause any traffic issues on Bailey Ranch and not expected to have any impact on the newly reconstructed road.

City Manager Noah Simon stated that the Staff has a great relationship with Mr. Coburn and we are very appreciative of the work he is doing for Aledo and look forward to working with him on future projects.

- d) **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. January 25, 2024, Joint City Council Utility Billing Advisory Committee Meeting.

ii. January 25, 2024, City Council Meeting.

- b. Consider and approve Resolution 2024—146, a Resolution ratifying a Parking Lot Use License Agreement with Press Café for property located at 312 Aledo Trail, Aledo, Texas.
- c. Consider and approve Resolution 2024—147, a Resolution ratifying the extension of the professional services agreement with Sigler Communications.

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

Motion carried 4-1 (Councilmember Shane Davis voting against)

- e) **REPORTS AND UPDATES:** Reports and Updates are prepared for informational purposes and will be accepted as presented (there will be no presentations associated with the report items). The City Council may discuss information presented in the reports, but no action will be taken on these items unless listed as an action item below or placed on a future agenda.

- Summer Blast discussion on dates.

Communications and Engagement Manager Whitney Walters addressed the Council regarding the Summer Blast Event that is normally held on the First Friday in June. Staff would like to request that the event be moved to the First Saturday in June and the date for that this year will be Saturday, June 1, 2024 from 5-10 pm

f) PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:

The following items are the regular business of the City Council. If any item requires a public hearing, it will be noted in the caption of the item.

- a. Discuss and consider approval of the updated GMP Exhibit to the City Hall Project Agreement and authorize the City Manager to execute all documents, including, the GMP Exhibit and related documents and an agreement with Oncor for the relocation of utility lines on City Hall property.

City Manager Noah Simon addressed the Council in reference to this item. In May of 2022, the City issued \$18,000,000 to fund the construction of a new City Hall complex. This amount was intended to cover construction and soft costs outside the construction. The funds were borrowed without a final design and construction cost estimate was completed on the project. Over the past several years there has been substantial inflation in construction costs. Over the past 18 months, staff and the consultant team have developed a final design and bid out the project. Once bids came in it was found the project

was over budget by \$1.467 million. The City has had the money for the project for two years and has earned interest of \$864,000.00 which can be used for the shortfall as well as small surpluses on the fiscal year budgets. Mr. Simon also stated that the City Council should consider approval for an on-site owner's representative for the duration of the project. This person/company would represent the City and City's interest during the construction and take those responsibilities off of the City Manager and Public Works Director. The cost for this would be around \$300,000 for the duration of the project. If approved staff will work on RFP for those services.

Motion was made by Councilmember Shane Davis, seconded by Councilmember Shawna Ford to approve the updated GMP Exhibit to the City Hall Project Agreement and authorize the City Manager to execute all documents, including, the GMP Exhibit and related documents and an agreement with Oncor for the relocation of utility lines on City Hall property and approve for the City Manager and City Staff to develop an RFP to hire an onsite Construction Manager for the duration of this project as discussed.

Motion carried 5-0

- b. Discuss and consider a petition from Aledo 388 Venture Partners for the release of approximately 228.24 acres of property located at the Northeast corner of Rolling Hills Addition, City of Aledo, Texas from the City's extraterritorial jurisdiction.

City Manager Noah Simon stated the City had received a petition from Aledo 388 Venture Partners for the release of approximately 228.24 acres of property located at the Northeast corner of Rolling Hills Addition from the City's Extraterritorial jurisdiction that was brought forth by the property's previous ownership, not the current ownership. He recommended to the Council that this petition be denied.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to deny the petition for the request of the release of 228.24 acres of property from Aledo's extraterritorial jurisdiction as discussed.

Motion carried 5-0

- c. Consider and approve canceling the March 7, 2024, City Council meeting.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve cancelling the March 7, 2024 due to the Spring Break Holiday.

Motion carried 5-0

- d. Consider and approve Ordinance 2024—202, an Ordinance to declare candidates for City Council Places 4 and 5 unopposed and cancel the May 4, 2024, General Election.

ORDINANCE 2024—202

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, DECLARING THE UNOPPOSED CANDIDATE FOR THE OFFICE OF CITY COUNCIL MEMBER PLACE 4, AND CITY COUNCIL MEMBER PLACE 5 AS ELECTED; PROVIDING THAT THE MAY 4, 2024, GENERAL MUNICIPAL ELECTION FOR CITY COUNCIL PLACE 4, AND CITY COUNCIL PLACE 5 SHALL NOT BE HELD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

City Secretary Deana McMullen Certified to the City Council that pursuant to Section 2.052, Texas Election Code that the candidates are unopposed for election to the office to be on the ballot in the May 4, 2024 General Election as follows:

**City Council Place 4 – Nelson Rowls
City Council Place 5 – Summer Jones**

And further certified that no candidates names would be on a list of write-in-candidates for the psotion of City Councilmember Place 4 and Councilmember Place 5 to appear on the ballot in the May 4, 2024 general municipal election.

Motion was made by Councilmember Shane Davis, seconded by Councilmember Shawna Ford to approve Ordinance 2024-202 to declare candidates for City Council Places 4 and 5 unopposed and cancel the May 4, 2024 General Election.

Motion carried 5-0

g) BOARDS/COMMISSIONS/COMMITTEES

- a. Appointment/Reappointment to Boards/Commissions/Committees – Consider approval regarding appointments to Boards/Commissions/Committees.
 - i. No appointments to consider.

There was no action on this item.

- h) **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 7:00 p.m. to adjourn into Executive Session to consider the following listed below. Those in attendance of the Executive Session were Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, Councilmember Shane Davis, Councilmember Christian Pearson, Councilmember Shawna Ford, Councilmember Summer Jones, City Manager Noah Simon and City Attorney Alicia Kreh.

- 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.

- 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.

i) ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

Mayor Nick Stanley adjourned the Executive Session at 6:25 pm and called the regular meeting back to order at 7:00 pm.

j) TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION

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

Motion was made by Councilmember Shane Davis, seconded by Councilmember Shawna Ford to authorize the city manager to engage Messer Fort to join as a party to the *Grand Prairie v. State of Texas* lawsuit and authorize an expenditure of up to \$10,000 for the representation.

Motion carried 5-0

- k) **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.)

Councilmember Shawna Ford wanted to comment that event though there is some negative things going around the City has had a few good successes for the past few weeks. She was in Downtown Aledo on a rainy Saturday a few weeks ago and the parking lots in the Downtown area were full. The new Dayne's BBQ restaurant was packed and Jakes was very busy as well. We have a lot of things to Celebrate. The staff and the Council work hard to make great things happen. A business on Front street complained to her about parking issues and City Manager had it under control within a short time. She said Thank you to all of the Staff and the Council for all that we do.

Councilmember Summer Jones thanked Councilmember Shawna Ford for her comments and also thanked Councilmember Shawna Ford for her comments regarding Daynes in a recent article in Texas Monthly.

No other comments were made.

l) ADJOURN

There being nothing further to discuss or consider Mayor Nick Stanley adjourned the regular meeting of the Aledo City Council at 7:03 pm.

PASSED AND APPROVED THIS THE 28th DAY OF March 2024.



[Signature]

[Signature]
Nick Stanley, Mayor

Deana McMullen, City Secretary