

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, JANUARY 25, 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 6:05 pm on Thursday, January 25, 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 and Councilmember Shawna Ford. Councilmember Christian Pearson was not present at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, Communications and Engagement Manager Whitney Walters, Interim City Planner Ivan Gonzalez, Director of Public Works Luis Gatica, City Secretary Deana McMullen and City Attorney Alicia Kreh.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Summer Jones gave the Invocation and 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.

There were no Citizens to speak at this time.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Proclamation recognizing the Aledo Bearcats Football Team for their 12th State Championship Win.

Mayor Nick Stanley presented a Proclamation to Aledo Bearcat Football Coach Robby Jones and several players that were present congratulating them on their 12th State Championship win in December against Smithson Valley and Proclaiming Friday, January 26th as “Aledo Bearcats Day” in the City of Aledo.

At this time Mayor Nick Stanley adjourned the regular meeting into Executive Session at 6:15 p.m. to discuss Item number 9 (a) 551.071 – Annexation of Dean Ranch. This Session was attended by Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, Councilmember Shane Davis, Councilmember Shawna Ford, Councilmember Summer Jones, City Attorney Alicia Kreh, Mr. Petty and Interim City Planner Ivan Gonzalez

The Executive Session was adjourned at 7:05 p.m. and Mayor Nick Stanley called the regular session back to order at 7:05 pm and stated that there was no action to take on items discussed in Executive Session.

- 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. December 7, 2023, City Council Meeting.
- b. Consider and approve Resolution 2024—143, a Resolution calling a general election for May 4, 2024, and approving a contract with Parker County Elections to hold the election.
- c. Consider and approve additional funds for construction inspection services for Bailey Ranch Road between the City of Aledo and Axiom in the amount of \$10,500.
- d. Consider and approve a Service Agreement between the City of Aledo and Global

Building Maintenance, Inc. for janitorial services.

- e. Consider and approve amending Ordinance 2024—199, an Ordinance amending the Schedule of the Rates, Fees, and Charges of the City of Aledo by amending Ordinance 2023—189 to correct a scrivener's error.
- f. Consider and approve Ordinance 2024—200, an Ordinance amending the Code of Ordinances of the City of Aledo, Texas by adding Article IX, "Construction Within Public Rights-Of-Way," to Chapter 10, "Buildings and Building Regulations," of the Aledo Municipal Code to provide regulations for governing work performed in public rights-of-way and amending the fee schedule to provide for a permit fee.
- g. Consider and approve Resolution 2024—144, a Resolution affirming and approving the annual review of the City investment policy and appointing investment officers for the City.

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

Motion Carried 4-0

- 6. 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.

- Text Alert System

Communications and Engagement Manager Whitney Walters addressed the Council to let them know that the Text Alert System with Everbridge for Emergency Alerts is ready to roll out. This will have Severe Weather Alerts that is linked with the National Weather Service. We will also be able to customize the alerts for Events, Water Breaks in certain areas, etc.. We will send a flyer out in the Water Bills to encourage citizens to sign up for this. It will also be on the Website and Social media. Councilmember Shawna Ford thanked Whitney for working on this as it will help get the word out to our citizens.

No action was taken on this item.

7. 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. Public hearing to consider an application for a Specific Use Permit for gun sale

use on property zoned C-2 General Commercial and being approximately .460 acres located at Lot 3, and a portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Interim City Planner Ivan Gonzalez addressed the Council regarding the application for consideration of a Specific Use Permit for gun sales on a property that is zoned C-2 General Commercial. 108 Jearl St. The potential Tenant Aledo Arms and Ammo (Thomas Sadin) is requesting a Specific Use permit for Gun Sales in General Commercial Zoning. The suggested use of Gun Sales does not change the overall C-2 uses or requirements. Adjacent property to the North, South and East are also zoned Commercial and property to the West is zoned as Planned Development. Planning and Zoning held a meeting on December 14, 2023 and recommend unanimous approval.

Mr. Thomas Sadin potential tenant addressed the Council and answered all questions and concerns about his storefront for Gun Sales. He stated he had sold guns out of a shed in his driveway. He lives in Aledo and wants to open a store front in Aledo rather than going to Weatherford or Ft. Worth. He stated that he would have a security system, glass break alarms, and guns would be locked in safes and cabinets after hours. He answered questions of the City Council.

Mayor Nick Stanley opened the Public Hearing at 7:46 pm for anyone wishing to speak for or against this item.

Ms. Tory Adams, 512 Amber Court – expressed concerns about gun sales in the City because the availability of guns increase violence and there is a huge concern for safety of the Children in Aledo.

Mr. Joey Weaver, 289 Highland stated that he is a neighbor of Mr. Sadin and his family and they are a top notch family and Mr. Sadin has a great business.

With no other citizens wishing to speak for or against this item, Mayor Nick Stanley closed the Public Hearing on this item at 7:51 pm.

- b. Consider approval of Ordinance 2024–201, an Ordinance granting a Specific Use Permit for gun sale use on property zoned C-2 General Commercial and being approximately .460 acres located at Lot 3, and a portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve Ordinance 2024-201 granting a Specific Use Permit for gun sales on property zoned C-2 General Commercial and being approximately .460 cares located at Lot 3, and portion of Lot 2, Block 5, Lasater Addition to the City of Aledo.

Motion carried 3-1 with Councilmember Shawna Ford voting against the motion.

- c. Discussion with Hilltop Securities on the Texas Water Development Board Fund loan and consider approving Resolution 2024—145, a Resolution pertaining to all matters incident and related to approving publication and posting of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto.

Mario Hernandez from Hilltop Securities was present to discuss the Texas Water Development Board Fund loan and the approval of Resolution 2024-145 pertaining to all matters incidental and related to approving publication and posting of intention to issue certificates of obligation, including the adoption of the Resolution. The funds will be for the construction of public works, for improvements and extensions to the City's Sewer System. Notice must be published on the City Website for a minimum of 45 days and the Official Newspaper at least once a week for 2 weeks. On March 28th the Council will take action to approve the Certificates of Obligation.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve Resolution Number 2024-145 as discussed.

Motion carried 4-0

- d. Consider and approve a Professional Services Agreement between the City of Aledo and Freese and Nichols for the Wastewater Treatment Plant Design thru Construction in the amount of \$4,352,004.

Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve the Professional Services Agreement between the City of Aledo and Freese and Nichols for the Wastewater Treatment Plant Design thru construction in the amount of \$4,352, 004.

Motion carried 4-0

- e. Consider and approve canceling the February 1, 2024, City Council meeting.

Motion was made by Mayor Pro Tem Nelson Rowls and seconded by Councilmember Shane Davis to approve cancelling the February 1, 2024 City Council meeting.

Motion carried 4-0

8. BOARDS/COMMISSIONS/COMMITTEES

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

- Consider appointments to City Boards and Commissions

There were no applications to be considered 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:

- 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.
- Contract with the Parker County Sheriff's Office

- 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.

- c. **§ 551.074. Deliberation regarding Personnel Matters.**

The City Council may convene into executive session to discuss and deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee, including the following:

- City Manager Employment Agreement.
- City Planner

10. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

Mayor Nick Stanley adjourned the Executive Session at 8:57 pm and called the regular session back to order at 8:57 p.m.

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 Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve the City Manager Employee agreement as discussed.

Motion carried 4-0

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 comments or recaps from Staff or City Council.

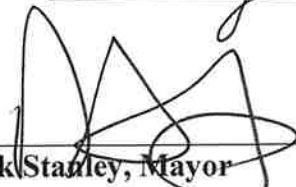
13. ADJOURN

With there being nothing further to discuss or consider, Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:58 p.m.

PASSED AND APPROVED THIS THE 22nd DAY OF February 2024.



Deana McMullen, City Secretary


Nick Stanley, Mayor