

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY SEPTEMBER 7, 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 6:02 pm on Thursday, September 7, 2023 at the Aledo Community Center 104 Robinson Court. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Shane Davis, Councilmember Shawna Ford, Mayor Pro Tem Nelson Rowls, Councilmember Summer Jones and Councilmember Christian Pearson.

Staff present were City Manager Noah Simon, Director of Public Works Luis Gatica, Communications and Engagement Manager Whitney Walters, Interim City Planner Ivan Gonzalez, Director of Administrative Services Amber Karkauskas 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 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 citizen appearances for this meeting.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Presentation by Iván Gonzalez and Brad Lonberger, Place Strategies, on the highlights and concepts of the Unified Development Code Draft.

Interim City Planner Ivan Gonzalez and Mr. Brad Lonberger of Place Strategies was present to give information to the City Council regarding the highlights and concepts of the Unified Development Code. Mr. Gonzalez stated that he and staff have been working on this document for several months. He went over the steps needed for adoption of the code. He stated that there have been several category changes made to make things easier to navigate both on line and in person. It will help developers to know exactly what it is that will be needed in order to proceed with a project. It will help answer all questions that they may have without having to contact the staff first. There have been a lot of additions to the code by reorganizing and making it easier to follow. The amendments that have been done separately in the past have been added into the code so that everything is in the code without having to go to several documents to find what you are looking for. It states what the rules are and is easier to follow. All the definitions will be in one spot and it will include diagrams and concepts in one spot as well making it easier to understand. The code has condensed all of the zoning categories to make it easier as well. It will also include the new ETJ rules as part of the Code.

There will be public hearings in the near future and action items on the City Council for the new UDC code to be adopted.

There was no action taken 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.

The consent Agenda was presented as follows:

- a. Consider approval of the City Council meeting minutes from the following meetings:
 - i. August 24, 2023, City Council Meeting.
- b. Discuss and consider Resolution 2023-133, a Resolution designating the officer or employee responsible for complying with Section 26.04 of the Texas Tax Code for the City and providing an effective date.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis 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.

There were no reports for this meeting.

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. Discuss and consider action to authorize the City Manager to execute an Initial GMP (Guaranteed Maximum Price) with Steele & Freeman, Inc, of Fort Worth, Texas to procure and deliver long lead electrical and mechanical components for the new City Hall, in the amount of \$490,690.00.

Motion was made by Councilmember Shane Davis seconded by Councilmember Summer Jones to approve and authorize the City Manager to execute an Initial GMP (Guaranteed Maximum Price) with Steele & Freeman, Inc, of Fort Worth.

Motion carried 5-0

- b. Discuss and consider Resolution Number 2023-137, a Resolution approving an updated Aledo Community Center Rental Policy and fee structure.

Whitney Walters Communications and Engagement Manager presented this item to the City Council regarding an updated Community Center Rental Policy and fee structure. One of the difficulties we currently have with the Community Center is that it is heavily used and rented out sometimes two/three times per day. The rental fees that we currently charge do not cover the additional costs of wear and tear on the facility. We provide supplies and there are tables/chairs, etc. that need to be replaced and one major issue is that the facility is not always being cleaned after every rental. As of this date we have had over 200 rentals and we still have 4 months left to go which are the busiest times of the year for rentals. We get dozens of calls per week in reference to the rental and availability of the community center. Of all the rentals we do get 78% of them are non-residents. Some of the changes we are recommending is that we go from a 2 hour minimum for rent to a 4 hour minimum. They would have to pay a flat fee plus the hourly rental fee. Friday/Saturday and Sunday rentals would cost more per hour. Also they would be required to pay a non-refundable cleaning fee which they do not pay at this time. They would also be required to pay the damage deposit. We will be moving to allow credit card payments for the reservations.

Mayor Pro Tem Nelson Rowles asked if there are Teenage parties is there going to be a requirement for security to be present. The answer to that is not at this time. Usually those requirements are due to alcohol being allowed at the facility, but we

do not allow it. Any event that has people under the age of 21 will be required to have chaperones present. Cut off rental time will be 9pm; currently it is midnight. The Center rentals does provide income, but not enough to sustain it. To provide paint, replacement of items, cleaning, etc.

Councilmember Shane Davis asked about the list of people under the old agreement that use the facility for free and if we would be able to give them a more affordable option? He also asked about looking at a higher deposit rate but bring down the hourly fee to a more affordable option for both residents and non-residents. Maybe the problem with them not cleaning is that the deposit is only \$50 more than the rental fee so they don't clean it up. If the cleaning deposit was \$500 then they would think twice about it and clean up...

Mayor Stanley stated that he does not disagree and that the fee schedule we proposed took into consideration what other cities charge for their facilities.

Councilmember Shawna Ford expressed her concern regarding the non-profit groups such as the Lions Club and the Parker County Women's group as to whether they would be able to afford the rent particularly when they are not being charged at all right now and is there a way we can work something out with them? It is possible they could be grandfathered in.

Mayor Stanley asked the Council to contact City Manager Noah Simon with comments, and feedback regarding this item and called for a motion to table this item.

Motion was made by Councilmember Shane Davis seconded by Mayor Pro Tem Nelson Rowls to table Resolution Number 2023-137 that would approve an updated Aledo Community Center Rental Policy and fee structure to a future meeting for more research on pricing for deposits and rental fees and for Council to provide feedback to City Manager.

Motion carried 5-0

- c. Discuss and consider authorizing the City Manager to enter into a service agreement with Vepo Envirotrax to administer the Cross Connection Control Program (Backflow).

Motion was made by Councilmember Shane Davis, seconded by Councilmember Summer Jones to authorize the City Manager to enter into a service agreement with Vepo Envirotrax to administer the Cross connection control program, (backflow) as discussed.

Motion carried 5-0

- d. Discuss and consider Ordinance 2023-185, an Ordinance amending the City regulations of the 2015 International Building Code (IBC) section 423.4 Group E occupancies for storm shelter requirements.

This item comes back to the table for consideration by City Council after being tabled at the last regular meeting to consider additional information. The City has determined that the International Building Code that was adopted requiring storm shelter occupancies should be amended. Section 423.4 Group E Occupancies in Ordinance number 2023-185 will be amended with specific regulations that must be met if the ordinance is approved.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shawna Ford to approve Ordinance 2023-185 amending regulations for storm shelter requirements as discussed.

Motion carried 5-0

8. BOARDS/COMMISSIONS/COMMITTEES

- a. Review and discuss the report concerning Board and Commission meeting activity for the past year for the Planning and Zoning Commission.

Following discussion it was suggested that staff draft an attendance policy for the Planning & Zoning Commission and visit with each member individually to explain the new policy.

No action was taken on this item.

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

There were no appointments/reappointments or resignations to consider 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 Aledo City Council into Executive Session at 7:14 pm to discuss the items listed below. Those in attendance of the Executive Session were Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, Councilmember Shane Davis, Councilmember Shawna Ford, Councilmember Christian Pearson, Councilmember Summer Jones, City Manager Noah Simon, City Attorney Alicia Kreh, Communications and Engagement Manager Whitney Walters, Director of Public Works Luis Gatica and Director of Administrative Services Amber Karkauskas.

- 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.

- 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 and reconvened into open session at 8:12 pm.

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

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

There was no action to take on any item 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.)

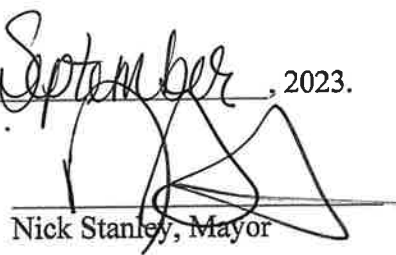
13. ADJOURN

With there being nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:13 p.m.

PASSED AND APPROVED THIS THE 25th DAY OF September, 2023.




Deana McMullen, City Secretary


Nick Stanley, Mayor