

**CITY COUNCIL MINUTES**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT**  
**ALEDO, TEXAS 76008**  
**THURSDAY, JULY 28, 2022**  
**6:00 P.M.**

**CALL REGULAR MEETING TO ORDER**

Mayor Nick Stanley called the regular meeting of the City Council to order at 6: pm on Thursday, July 28, 2022. Those in attendance at this meeting were Mayor Nick Stanley, Councilmember Christian Pearson, Mayor Pro Tem Shane Davis, Councilmember Dan Herbert and Councilmember Nelson Rowls.

Staff present were City Manager Noah Simon, Director of Parks and Events Erica Haney, Director of Public Works Gretchen Vazquez, City Planner Nathan Gonzales, City Secretary Deana McMullen and City Attorney Alicia Kreh.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilmember Christian Pearson gave the Invocation. Mayor Nick Stanley led the Pledge of Allegiance.

**CITIZEN APPEARANCES**

**CITY COUNCIL CANNOT DISCUSS ANY PRESENTED ISSUE NOR MAY ANY ACTION BE TAKEN ON ANY ISSUE AT THIS TIME. COMMENTS ARE LIMITED TO (3) MINUTES AND THIS TIME IS NOT TRANSFERABLE. PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.**

There were no citizen appearances for this meeting

**CONSENT AGENDA:**

**All of the following items on the consent agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests. Approval of the consent agenda authorizes the City Administrator to implement each item in accordance with the staff recommendation.**

The consent Agenda was presented as follows:

- 1. June 23, 2022, Regular City Council Minutes**

## **2. June 27, 2022 Special City Council Minutes**

**3. Approval of Ordinance No 2022-160 authorizing and allowing restricted prior service credit through TMRS for employees who have prior service in the system and have not received credit for their service.**

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**

### **ITEMS FOR DISCUSSION:**

#### **PUBLIC HEARING:**

**1. Continuation of Public Hearing to consider approval of request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 8- 9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County, Texas. Tabled from the previous meeting on June 23, 2022.**

Mayor Nick Stanley allowed the citizens to speak that had filled out a form to speak on this item.

Ms. Maryann Godbey of 200 Robert Street asked the Council why this item was being postponed. The applicants have never spoken to the neighbors in this area.

Ms. Susan Houghtalin – 315 Plum Street – Why is this item being postponed. This goes against Texas State Law. Everyone has signed a petition asking for this item to be acted upon.

There was no further discussion on this item.

**Discussion and/or action to consider approval of request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District – Lots 8- 9, Block 9, Lasater Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Volume 277, Page 641, Plat Records, Parker County, Texas. Tabled from the previous meeting on June 23, 2022.**

***The Applicant has requested this item to be tabled to the August 25, 2022 Agenda as they are not available for this meeting.***

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to table this item to the August 25, 2022 regular meeting Agenda to allow time for the applicant to talk with the neighbors and to be present at the meeting.

**Motion carried 4-0**

## **PUBLIC HEARING:**

**2. Public Hearing to consider a Final Plat of Lot 1, Block 1, Aledo Middle School Addition, 53.94 acres, A.B. Smith Survey, Abstract No. 1223, City of Aledo, Parker County, Texas, and being a replat of a portion of Lot 20, Block 22, Original Town of Aledo, an Addition to the City of Aledo, Parker County, Texas, as filed in Volume 18, Page 398, Plat Records of Parker County; also being a replat of all of Lots 1-7, a portion of Lot 8, of Block 3, all of Lots 1-4, Block 4, and Valley View Drive, Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 360-A, Page 67, Plat records of Parker County. The property is generally located at 416 S FM1187, Aledo, TX.**

Mayor Nick Stanley opened the Public Hearing to hear comments for or against the item to consider approval of a Final Plat of Lot 1, Block 1, Aledo Middle School Addition at 6:09 pm. There was no one to speak for or against this item. Mayor Nick Stanley then closed the Public Hearing at 6:09 p.m.

**3. Discussion to consider approval of a Final Plat of Lot 1, Block 1, Aledo Middle School Addition, - 53.94 acres, A.B. Smith Survey, Abstract No. 1223, City of Aledo, Parker County, Texas, and being a replat of a portion of Lot 20, Block 22, Original Town of Aledo, an Addition to the City of Aledo, Parker County, Texas, as filed in Volume 18, Page 398, Plat Records of Parker County; also being a replat of all of Lots 1-7, a portion of Lot 8, of Block 3, all of Lots 1-4, Block 4, and Valley View Drive, Hidden Valley Estates, Section 2, an addition to the City of Aledo, Parker County, Texas, as filed in Volume 360-A, Page 67, Plat records of Parker County. The property is generally located at 416 S FM1187, Aledo, TX.**

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the Final Plat for the Aledo Middle School as discussed.

**Motion carried 4-0**

**4. Discussion and action to consider approval of a Final Plat of Lot 1, Block 1 Aledo Elementary School Addition, 36.94 acres, S.P. Kinser Survey, Abstract No. 784, City of Aledo, Parker County, Texas. The property is general located at 151 FM 5, Aledo, Texas.**

Motion was made by Mayor Pro Tem Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the Final Plat of the Aledo Middle School as discussed.

**Motion carried 4-0**

**5. Discussion and action to consider a request to rename Taos Loop and Aspen Loop, public roadways of the Villages of Aledo Subdivision Phase 1-B, Tract A, in the City of Aledo, Parker County, Texas.**

City Planner Nathan Gonzales addressed the Council in reference to this item. He stated that staff learned of a platting error that occurred in December of 1995 when a revised final plat was filed for the Villages of Aledo Phase 1-B subdivision. When the intital plat was filed the street names were listed as Taos Loop and Aspen Loop. However a revised plat was filed later and the street names were listed as Taos Circle and Aspen Circle. The City has always had them named as Aspen Loop and Taos Loop. Parker County had them listed as both names. This creates confusion for the 9-1-1 system. We are requesting that Council approve the Ordinance that will make the names of Taos Loop and Aspen Loop the official names of the roads and those names will reflect in the County Records and the 9-1-1 system.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to approve Ordinance No. 2201-161 that officially name the streets in question Taos Loop and Aspen Loop as discussed.

**Motion carried 4-0**

**6. Discussion and action to consider approval for a Final Plat for Parks of Aledo, The Lakes, a 106.520 acre tract in the T. Rolston Survey, Abstract No. 923 & the John G. Wray Survey abstract No. 1639, City of Aledo, Parker County, Texas, to create 279 lots. The property is generally located at Bailey Ranch Road and Jenkins Road, north of Underwood Road, Aledo, Texas.**

Justin Welborn, Developer for Parks of Aledo spoke to the Council regarding the Final Plat for the Parks of Aledo, The Lakes. He stated that all of the engineer comments have been revised before filing the Final Plat. He also talked about off street parking, and a parking lot that will have 31 spaces + another 28 spaces. This is the phase that follows Parks of Aledo, The Bluffs. There will be 267 homes and 12 open space lots totalling 279 lots. . Making a total of over 1,100 homes when they are complete.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to approve the Final Plat for the Parks of Aledo, The Lakes as presented.

**Motion carried 4-0**

**7. Discuss and consider approval of the Community Facilities Agreement for Parks of Aledo, The Lakes.**

Director of Public Works Gretchen Vazquez addressed the Council regarding the approval of the Community Facilities Agreement (CFA) for the Parks of Aledo, The Lakes. She stated that the City's subdivision ordinance identifies that a contract for the installation of community facilities or public improvements is required whenever new construction is planned. We recommend approval of the Community Facilities Agreement for the Parks of Aledo, The Lakes.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Dan Herbert to Approve the Community Facilities Agreement for Parks of Aledo, The Lakes as discussed.

**Motion carried 4-0**

**8. Discuss and consider approval of a construction inspection services agreement for the Parks of Aledo, The Lakes, a residential development project to include water, sewer, and street improvements.**

Director of Public Works, Gretchen Vazquez addressed the Council regarding this item. She informed them that the City has been utilizing an outside inspection service for residential development that includes water, sewer and street improvements. The company we have used for several years is Multatech. We would like to use them again for the Parks of Aledo, The Lakes development. The cost will be not to exceed \$111,251.20 for a duration of (72 weeks)

Motion was made by Councilmember Dan Herbert, seconded by Mayor Pro Tem Shane Davis to approve the construction service agreement with Multatech for the Parks of Aledo, The Lakes, residential development to include water, sewer, and street improvements not to exceed \$111,251.20.

**Motion carried 4-0**

**9. Discuss and consider approval of a Professional Services Agreement with water TALENT for a temporary Chief Wastewater Treatment Plant Operator to fill vacancy.**

Director of Public Works Gretchen Vazquez addressed the City Council reporting to them that the Utility Supervisor, Chris Morales had resigned and this now leaves us without a licensed operator for the Waste Water Treatment plant. We are currently interviewing for the position and have a person we have made an offer too, but in the mean time we need someone to step in that has a license. Water Talent can bring in an individual that has the licensing needed until the time that we can get a person on board.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Christian Pearson to approve the Professional Service Agreement with Water Talent for a temporary Chief Waste Water Treatment Plant Operator to fill a vacancy.

**Motion carried 4-0**

**PRESENTATIONS:**

**Director of Public Works – Overview of work maintenance at the Waste Water Treatment Plant.**

Director of Public Works Gretchen Vazquez gave an update to the Council regarding some maintenance issues that have been discovered at the Waste Water Treatment Plant. There was no

Council action on this item.

### **COUNCIL AND STAFF COMMENTS**

(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, city 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.)

### **EXECUTIVE SESSION:**

#### **1. Executive Session:**

Mayor Nick Stanley adjourned the regular meeting of the Aledo City Council at 6:41 p.m. Those in attendance of the Executive Session were: Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Christian Pearson, Councilmember Nelson Rowls, Councilmember Dan Herbert, City Manager Noah Simon, City Attorney Alicia Kreh and City attorney Bradley Aderle attended via phone conference.

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.** The City Council may convene in executive session to conduct a private consultation with its 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:
- **Tax Rate and Budget Procedures**
  - **Seigmund vs. City of Aledo**
  - **Police Services Agreements**
  - **Sales Tax Revenue Agreement with the Parker County Emergency Services District**
- (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:

- **Annexation**
- **Dean Ranch Development**

(c) § 551.074. **Deliberation regarding Personnel Matters.** The City Council may convene in executive session to 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 deliberation regarding the following officers or employees:

- **City Council Place 3 Vacancy**

**ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION**

**Following the Executive Session Mayor Nick Stanley called the regular session back to order at 8:04 p.m. with all Councilmembers present.**

**2. Discussion and/or action on any item discussed in Executive Session**

Motion was made by Councilmember Dan Herbert, seconded by Councilmember Christian Pearson to appoint Ms. Shawna Ford to City Council Place 3 for an unexpired term that will expire in May of 2023.

**Motion carried 4-0**

**ADJOURN**

There being nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:05 p.m

**PASSED AND APPROVED THIS THE 25 DAY OF August 2022.**



**ATTEST:**

  
**Deana McMullen, City Secretary**

  
**Nick Stanley, Mayor**