

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, SEPTEMBER 28, 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, September 28, 2023 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, Director of Public Works Luis Gatica, Communications and Engagement Manager Whitney Walters, Director of Administrative Services Amber Karkauskas, City Secretary Deana McMullen and City Attorney Alicia Kreh.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Summer Jones 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.

Mayor Nick Stanley stated that he was going to take things out of order prior to us getting started. I want to make a statement before we move on to citizen appearances.

Mayor Nick Stanley read aloud a statement regarding recent derogatory posts on social media in reference to him and the City of Aledo. He said there are absolutely no merit to any of the comments being made and can be chocked up to defamation and nothing more.

Under Citizen Comments the following chose to speak:

- 1) Robert Gustavason – 141 Sanchez Trail- Mr. Sanchez questioned the new smart meters and the statement by the City that the “Pilot Study” showed that the city was loosing overal 4.5 million gallons of water each month. Mr. Gustavason stated that the meters were still being manually read, Why? Mayor Stanley stated that the original 100 Pilot Meters were scattered throughout the City in order to be able to get signals needed to read the meters and to go back and forth to them. Mayor Stanley also stated that once all the meters are rolled out then the citizens will be able to sign in to the portal to manage their own account. They can set alarms for usage that goes over a certain amount, they can see if there is high usage and what time of day it is. We ask for patience from citizens during the implementation process.
- 2) Ms. Susan Nickell – 221 Catbird Trail - Ms. Nickell said she is glad that there will be a 3rd party investigation into the water bills. Not everyone who lives in Aledo has a leak, but that is often what they are told when they call the City Water Department. Parks of Aledo seem to have unusally high water bills ranging from 20,000 – 40,000 gallons for their bills. She gave different examples of water bills around Aledo as well as comparisions to neighboring cities.
- 3) Mr. Jaymes Seals – 320 Creekview Terrace – Has a question about a Councilmember that no longer lives in the City. This was turned over to the City Attorney to address. Alicia Kreh – City Attorney stated that there is a law that states as long as a Councilmember has the intent to reside in Aledo, then it is sufficient.

Mr. Seals addressed his water bill stating that he had a flood in his house (new build) on Thanksgiving Day last year and his family moved out in December thru March and he placed a lock on his meter so no one could turn the water on, yet he continued to receive a water bill. He said the plumber that fixed their issue also stated that there was 120 PSI on the water which is too much. Normal is 70-80 PSI. Mayor Stanley asked Mr. Seals to get with the new UB Coordinator, Blythe Reaves to discuss the issues with his particular case.
- 4) Mary Frances Wood – 109 Cedar Bluff Court – Stated that she was not here to discuss the water bill although she agreed that the bills are high. She stated that she has a complaint about the City Park in Aledo. The park is behind the Community Center and it is run down and disgusting. Also there are people that walk their dogs and do not clean up after them. This makes the park even more disgusting. Can a staff member of the City go through the park at least once every day to check on it and pickup and clean up the park? Mayor Stanley stated that the City has very limited staff and does not have a Parks Departnaent. Ms. Wood suggested maybe a

Boy Scout Troop could take care of it. Mayor Stanley said the City would look into that.

- 5) Peter Salaverey – 909 Highland Court (Parks of Aledo) Complaint regarding his water bill. He hired a gardner and planted Zoysia grass because it takes less water. The quality of the water is horrible. We continue to get crazy water bills \$700-\$800 bills are too much. There is something wrong. Need to lean on the builders, have a discussion regarding the PSI and make sure it is in normal range. I have taken steps to tighten up everything but continue to get high bills. Mr. Stanley asked him to get with the UB Coordinator to discuss his particular issues and see if they can get it resolved.

4. PRESENTATIONS AND PROCLAMATIONS:

- a. Presentation by County Judge Pat Dean, Commissioner Mike Hale and Freese and Nichols, on the Parker County Transportation Improvement Program Bond.

Judge Pat Deen and Commissioner Mike Hale had to leave the meeting because they had another engagement.

- b. Presentation from Andy McCartney, New Gen Strategies, regarding City's water and sewer rate structure and winter averaging.

This item was removed from the Agenda. No action taken.

- c. Presentation by Jake Battenfield, Capital Partner, Linebarger Attorneys at Law, and discussion with City Council on the Delinquent Tax Collection Report & 2023 Turnover Analysis.

Mr. Jake Battenfield with Linebarger Attorneys at Law was present to give the City Council information regarding the Delinquent tax collections report and the 2023 turnover analysis. Mr. Battenfield stated that the City of Aledo had very few delinquent tax collections, only 81 cases with \$10,000 collected of \$13,500. Only about a total of 100 delinquent tax collections with the new report for 2023, so a positive report for Aledo.

No action was taken on this item.

- d. Presentation from Luis Gatica, Public Works Director, City of Aledo, regarding landscaping on the FM 1187 medians.

Public Work Director Luis Gatica gave a presentation on the plans that have been made for landscaping the medians on FM1187. He stated that the irrigation systems in the medians had been repaired and they are all working now. All the vegetation that has died due to lack of water and extremen temperatures during summer will be replaced with drought tolerant plants. This will all be happening within the next few weeks. We will also be working with TXDOT on a Green Ribbon Grant for 2024-

2025 and will shy away from grass in the medians and use decomposed granite in the beds.

No action was 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:

The Consent Agenda was presented as follows:

- i. September 7, 2023, City Council Meeting.
 - ii. September 21, 2023, Special City Council Meeting.
- b. Consider approval of an Interlocal Agreement with the Parker County Sheriff's Department regarding police protection services.
- c. Consider approval of Ordinance 2023-190, an Ordinance designating *The Community News* as the official newspaper of the City for Fiscal Year 2023-2024.
- d. Consider approval of an Agreement with Duane Barritt to provide the City of Aledo health inspection services for Fiscal Year 2023-2024 and authorize the City Manager to execute the agreement.
- e. Receive and consider approval of the City Secretary report detailing Board and Commission activity for the prior fiscal year pursuant to Ordinance 2007-08.
- f. Consider approval of an Agreement between the City of Aledo and the East Parker County Library to provide annual funding in the amount of \$40,000 and authorize the City Manager to execute the agreement.
- g. Consider the appointments of Luis Gatica, Public Works Director, as the voting member to the City of Fort Worth Wholesale Advisory Committee and consider the appointment of Noah A. Simon, City Manager, as alternate to the City of Fort Worth Wholesale Advisory Committee.

- h. Consider Ordinance 2023-194, an Ordinance amending Article V, "Extraterritorial Jurisdiction," of Chapter 2, "Administration," of the Code of Ordinances to include documentation requirements to verify authorization of corporate representatives to petition for release from the City's extraterritorial jurisdiction.

Motion was made by Councilmember Shane Davis, seconded by Councilmember Shawna Ford 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. Update by City staff on Jake's.

An update was given on Jake's Restaurant and they were told that patrons cannot be parking on the grass. The owners are in agreement and we will be working with them for long term solutions. Short term no parking is allowed on the grass or on John Street.

- b. Update by City Staff on the FY 22 audit.

Staff reported that we recently finished the FY 21 Audit and went straight to work on the FY 22 Audit. We faced many challenges with the financial mismanagement. We have received a draft copy and unofficially it is a good audit with no significant findings. This will be brought back to Council at the October meeting.

The FY 23 audit process will start once the FY 22 is completed. And we will be sending the copies of the audits to the TWDB as well.

- c. Update by City Staff on Aledo Fest, October 21, 2023, and Christmas Tyme in Aledo, December 2, 2023.

Ms Whitney Walters – Communication and Outreach Manager spoke regarding the upcoming events. Aledo Fest will be on Saturday October 21, 2023 from 1-5pm there will be a live band, food trucks and lots of vendors and we are grateful for the local sponsors of this event.

Christmas Tyme in Aledo will be held on Saturday, December 2, 2023 from 5-9pm and will also hold the long running Christmas Craft Fair that same day from 9am-6pm at the Church at the Crossing Gym. We will also hold the

Christmas Tree lighting with Santa.

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 Ordinance 2023–191, an Ordinance establishing water and sewer rates for all categories of users.

This item was removed from the Council Agenda. Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to postpone this item and initiate a 3rd party audit on the water billing and make sure that we are fully transparent to the citizens.

This motion carried 4-0

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

Whitney Walters Communications and Outreach Manager presented Resolution 2023-137 to the City Council to consider updating the Aledo Community Center Rental Policy and fee structure. Ms. Walters had presented this item at the September 7, 2023 City Council meeting. At that meeting it was asked by Council to consider lowering the fees somewhat but maybe keeping the deposit at a higher rate. Discussion was also about only allowing for one rental per day vs several in a day to help cut down on the cleaning needed and the maintenance of the facility which is showing its wear and tear. Ms. Walters stated that we are proposing to initiate a cleaning fee that would be passed on to the renters. This is currently not being done and the facility is not being cleaned as needed. Ms. Walters also noted to Council that 75% of the rentals were not City of Aledo Residents. Discussion came up regarding the usage of non-profits who had been allowed to rent the building when they needed it at no cost as part of the contract agreement when the City took over the building in 2009. Currently only two of those groups remain, The Parker County Woman's Group and the Lions Club.

This is still under discussion and will be brought back to the table at a later date.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve grandfathering in the 2 groups left, the Parker County Womens Group and the Lions Club to continue to use the facility as needed and pay no rent fees as originally agreed with them.

Motion carried 4-0

- c. Discussion and action regarding scheduling of future City Council meetings.

City Manager Noah Simon wanted to discuss with Council about the upcoming meetings and get everything scheduled mainly because of the Holidays.

Mr. Simon suggested the following: October 26, 2023 regular City Council meeting at 6:00pm.

We have conflicts in November and December because of the Holidays so meeting dates will be:

November 2, 2023 – 6 pm

December 7, 2023 – 6pm

There will be no second meeting dates in November or December. Also the January 4 2024 meeting falls after the New Year Holiday. Discussion was to cancel this meeting as well.

Meeting times were suggested to start at 5:30 but discussion was to keep them at 6:00 pm

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to accept the proposed meeting schedule and approve the cancellation of the January 4, 2024 regular city council meeting.

Motion carried 4-0

- d. **Public Hearing regarding Ordinance** 2023–192 amending Section 66-59, “Water and Sanitary Sewer Installations,” of Chapter 66, “Subdivisions,” of the Code of Ordinances by adding regulations governing the approval of water and sanitary sewer utilities for developments within the City and the Extraterritorial Jurisdiction.
- e. Mayor Nick Stanley opened the Public Hearing for anyone wishing to speak for or against the item approving Ordinance 2023-192 amending Section 66-59, “Water and Sanitary Sewer Installations,” of Chapter 66, “Subdivisions,” of the Code of Ordinances by adding regulations governing the approval of water and sanitary sewer utilities for developments within the City and the Extraterritorial Jurisdiction at 7:10 pm. There was no one to speak for or against this item. Mayor Nick Stanley closed the Public Hearing at 7:10 p.m.
- f. Discuss and consider Ordinance 2023–192, an Ordinance amending Section 66-59, “Water and Sanitary Sewer Installations,” of Chapter 66, “Subdivisions,” of the Code of Ordinances by adding regulations governing the approval of water and sanitary sewer utilities for developments within the City and the Extraterritorial Jurisdiction.
- g. Motion was made by Councilmember Shane Davis, seconded by Councilmember Shawna Ford to approve Ordinance 2023-192 amending Section 66-59, “Water and Sanitary Sewer Installations,” of Chapter 66, “Subdivisions,” of the Code of

Ordinances by adding regulations governing the approval of water and sanitary sewer utilities for developments within the City and the Extraterritorial Jurisdiction.

Motion carried 4-0

8. BOARDS/COMMISSIONS/COMMITTEES

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

• Consider approval of reappointment members in odd-numbered places to the various City of Aledo boards:

- a. EDC
 - i. Jason Needham
 - ii. Garhett Gordon
- b. Planning & Zoning
 - i. Clayton Lundgren, Place 3
- c. ZBOA
 - i. Randy Keck (resigned)
 - ii. Kelly Stumbo

Motion was made by Mayor Pro Tem Nelson Rowls seconded by Councilmember Shawna Ford to approve the appointments of the Board/Commission members whose terms expire in odd-numbered years as discussed and listed above with the exception of Randy Keck to the ZBOA board as he submitted a resignation letter.

Motion carried 4-0

b. Accept the resignation of Tiffany Reed-Villareal, Place 1 from the Planning and Zoning Commission effective October 1, 2023.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve the resignation of Tiffany Reed-Villareal from Place 1 of the Planning & Zoning Commission.

Motion carried 4-0

c. Accept the resignation of Spencer Perry, Place 5 from the Planning and Zoning Commission effective October 1, 2023.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Shane Davis to approve the resignation of Spencer Perry from Place 5 of the Planning & Zoning Commission.

Motion carried 4-0

- d. Council consideration of a chairperson for the Planning and Zoning Commission.

Recommendation was made by staff to appoint Vice-Chair Jeff Corby as Chair of Planning & Zoning Commission and appoint Alternate Taylor Reneberg as a member of the Planning & Zoning Commission.

Motion was made by Councilmember Summer Jones, seconded by Councilmember Shane Davis to appoint Jeff Corby as the Planning & Zoning Chairman and appoint Taylor Reneberg as a member of the Planning & Zoning Commission to Place 1 and direct staff to go out to the public to solicit additional applications.

Motion carried 4-0

- e. Discuss and consider the creation of an Aledo Veterans Advisory Board.

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 at 7:16 pm to discuss the items listed below. Those in attendance of the meeting were, Mayor Nick Stanley, Councilmember Shane Davis, Councilmember Shawna Ford, Councilmember Summer Jones, Mayor Pro Tem Nelson Rowls, City Manager Noah Simon, City Secretary Deana McMullen, City Attorney Alicia Kreh, City Planner Ivan Gonzalez, Public Works Director Luis Gatica and Communications and Outreach Manager Whitney Walters.

- 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 at 8:02 pm and called the regular session back to order at 8:02 pm.

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

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

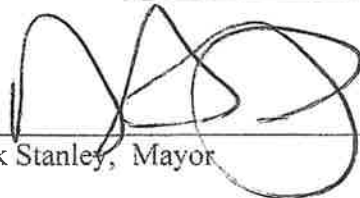
There was no action to take from items discussed in Executive Session.

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 nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:02 pm.

PASSED AND APPROVED THIS THE 26th DAY OF October 2023



Nick Stanley, Mayor




Deana McMullen, City Secretary