

CITY COUNCIL MINUTES
MEETING LOCATION: ALEDO COMMUNITY CENTER
104 ROBINSON COURT
ALEDO, TEXAS 76008
THURSDAY, FEBRUARY 23, 2023
6:00 P.M.

CALL REGULAR MEETING TO ORDER

1. CALL TO ORDER

Mayor Pro Tem Shane Davis called the regular meeting of the City Council to order at 6:03 pm on Thursday, February 23, 2023. Those in attendance at this meeting were Mayor Pro Tem Shane Davis, Councilmember Shawna Ford, Councilmember Nelson Rowls, Councilmember Christian Pearson and Councilmember Dan Herbert. Councilmember Elect Summer Jones was also present. Mayor Nick Stanley was not present at this meeting having given prior notice of his absence.

Staff present were City Manager Noah Simon, Director of Parks and Events Erica Haney, Interim Director of Public Works Gary Enna, City Secretary Deana McMullen and City Attorney Alicia Kreh.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Councilmember Christian Pearson gave the Invocation. Mayor Pro Tem Shane Davis led the Pledge of Allegiance.

- 3. CITIZEN APPEARANCES:** This is an opportunity for citizens to address the City Council on any matter, whether or not it is posted on the agenda. 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. Recognition of service to Aledo, Dan Herbert, City Councilmember, Place 5.

Mayor Pro Tem Shane Davis presented Councilmember Dan Herbert with a Plaque of appreciation for his time served on the City Council as well as the Aledo Economic Development Corporation.

- b. Proclamation recognizing March 2023 as American Red Cross month.
Mayor Pro Tem Shane Davis stated that the City has prepared a Proclamation declaring March 2023 as American Red Cross month in Aledo.
- c. Presentation by Michael Freeman, President, Steele & Freeman, the Construction Manager at Risk (CMAR) for the City Hall project, on the project overview, schedule, and next steps. He stated the biggest challenges with these types of projects is the budget. He is excited and looking forward to working with Aledo.

Michael Freeman, President of Steele & Freeman which was selected as the Construction Manager at Risk for the City Hall project gave an overview of his company as well as his thoughts and ideas for the upcoming City Hall project.

- d. Presentation by Dr. Susan Bohn, Superintendent, Aledo ISD, on the District's May 2023 Bond Election Proposal

Dr. Susan Bohn, Aledo ISD Superintendant gave a presentation on the growth of the School District and the needs associated with that growth, as well as the upcoming Special Bond Election in May.

- e. Presentation by Erica Haney, City of Aledo, on water conservation and consumption education campaign.

Director of Parks & Events Erica Haney gave a presentation regarding an education campaign for water conservation that will be available to the citizens of Aledo. We will have ongoing educational campaigns related to Water & Wastewater.

- 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.

- a. Consider approval of the City Council meeting minutes from the following meetings:
 - i. January 26, 2023, Regular City Council Meeting;
 - ii. February 8, 2023, Special City Council Meeting; and
 - iii. February 15, 2023, Special City Council Meeting.

- b. Consider approval of the financial dashboard for Fiscal Year 2022 – 2023, the month ending January 31, 2023, City of Aledo.
- c. Consider a request for a Replat of Lot 1R, Block 4, Lasater Addition – 1.188 acres, an addition to the City of Aledo, Parker County, Texas. (601 North FM 1187)
- d. Consider a request for a Replat of Lot A, Block 8, Villages of Aledo - 0 2.488 acres, an addition to the City of Aledo, Parker County, Texas. (107 Larson Lane)

Motion was made by Councilmember Christian Pearson seconded by Councilmember Nelson Rowls 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 are no reports scheduled.

7. PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:

a. Public Hearing:

to consider a request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District for property described as Lots 1 and 2, Block 8, Lasater Addition, an addition to the City of Aledo, Parker County Texas. (127 John Street).

City Planner Ivan Gonzalez gave a brief description of the property in question to the City Council. The property in question is currently 2 lots and the landowner wants to split it into 3 lots. In order to do this a Zoning Change must take place. The zoning request is in compliance with our Comprehensive Plan, the Future Land Use Plan and the Neighborhood Context Plan. Legal notices were sent out to surrounding property owners and was published in the Newspaper.

Mayor Pro Tem Shane Davis opened the Public Hearing at 6:48 pm for anyone wishing to speak for or against this item.

The Owner of the property Mr. Burke said the average home value in Aledo is \$550,000 and not everyone can afford that. The land in question is currently two lots and I would like to make it into 3 lots to build homes on all 3 lots. The lots

would have a lower lot size and width than what it is currently. By allowing this it will provide more homes for a lower price than the average cost.

Mayor Pro Tem Shane Davis closed this Public Hearing at 6:51 pm.

- b. Discussion and action to consider approval of Ordinance Number 2023-173 for a request for a Zoning Change from (R-2) Single Family Residential District to (PD R-2) Planned Development Single Family Residential District for property described as Lots 1 and 2, Block 8, Lasater Addition, an addition to the City of Aledo, Parker County Texas. (127 John Street).

Motion was made by Councilmember Nelson Rowls, seconded by Councilmember Shawna Ford to approve the Zoning Change request for property at 127 John Street.

Motion carried 5-0

- c. **Public Hearing** to consider Ordinance Number 2023-174 amending parking standards in the City of Aledo, Texas, Zoning Ordinance.

City Planner Ivan Gonzalez discussed with City Council to consider approving Ordinance 2023-174 that would amend parking standards in the City of Aledo. This would change a 200 sq ft spot to 300 sq foot spot and this is the what most Cities are now adopting.

Mayor Pro Tem Shane Davis opened the public hearing for anyone wishing to speak for or against this item at 6:57 pm. There was no one to speak for or against this item. Mayor Pro Tem Shane Davis closed the Public Hearing at 6:57 pm

- d. Discussion and action on Ordinance Number 2023-174 amending parking standards in the City of Aledo, Zoning Ordinance.

Motion was made by Councilmember Christian Pearson, seconded by Councilmember Nelson Rowls to approve Ordinance number 2023-174 amending the parking standars in the City of Aledo.

Motion carried 5-0

- e. Discussion and action on Ordinance Number 2023-175, amending Chapter 22 of the Aledo Code of Ordinances and the Chapter 66 of the Aledo Subdivision Ordinance to establish rules and regulations governing the protection of trees and vegetation within the City of Aledo.

Motion was made by Councilmember Shawna Ford, seconded by Councilmember Summer Jones to approve ordinance 2023-175 amending Chapter 22 of the Aledo

Subdivision Ordinance to establish rules and regulations governing the protection of trees and vegetation within the City of Aledo.

Motion carried 5-0

- f. Discussion and action to approve a User Agreement between the City of Aledo and the Weatherford Mountain Bike Club regarding the construction, management, and maintenance of multi-use nature trails on City property.

Motion was made by Councilmember Shawna Ford, seconded by Councilmember Christian Pearson to approve the User agreement between the City of Aledo and the Weatherford Mountain Bike Club regarding the construction, management, and maintenance of multi-use nature trails on City property.

Motion carried 5-0

- g. Discussion and action to approve Ordinance Number 2023-176 amending Section 164, "Qualifications of Members," of Article III, "Board and Commissions," of the Code of Ordinances, City of Aledo, Texas, to require background checks for all Board and Commission members.

Motion was made by Councilmember Nelson Rowls, seconded by Councilmember Christian Pearson to approve Ordinance Number 2023-176 to require background checks for all Board & Commission member applicants.

Motion carried 5-0

- h. Discuss and consider alternate event locations for Aledo Summer Blast, Aledo Fall Fest, and consider a date change for the Christmas Thyme in Aledo event.

Director of Parks and Events Erica Haney addressed the Council regarding the City's annual events. Ms. Haney asked if the Council would like to consider changing locations for the June and the October events from the School parking lots due to the reconstruction of Bailey Ranch Road. Ms. Haney also asked if they would consider making a change to the December event from the 1st Saturday of December to the 2nd Saturday of December as there are many events taking place on the 1st Saturday of December and it makes it difficult to get Santa, and other activities booked for that date.

Ms. Haney feels that we should be ok for the June and October events at the school because right now we do not have another location that would hold all of the vendors and the activities.

Motion was made by Councilmember Shawna Ford, seconded by Councilmember Nelson Rowls to approve staff recommendations.

Motion carried 5-0

- i. Discussion and action to approve Resolution No. 2023-122 authorizing the City Manager to execute Global Opioid Settlement documents relating to the Allergan, Walmart, CVS, Walgreens, Janssen, Distributors, Endo, and Teva settlements and adopting the Texas Term Sheet.

Motion was made by Councilmember Nelson Rowls, seconded by Councilmember Shawna Ford to approve Resolution 2023-122 as requested allowing City Manager to move ahead and execute the Settlement documents as discussed.

Motion carried 5-0

- j. Discussion and action to adopt the City of Aledo's Emergency Preparedness Plan for weather emergencies, power outages, and other disasters as required under Texas Senate Bill 3 (2021-2022/87th Legislature).

This item was discussed in Executive Session and action was taken to approve the Emergency Plan following the Executive Session. (See below)

8. **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 Pro Tem Shane Davis adjourned the regular meeting of the City Council to an Executive Session at 7:30 pm. Those in attendance of the Executive Session were Mayor Pro Tem Shane Davis, Councilmember Christian Pearson, Councilmember Shawna Ford, Councilmember Nelson Rowls, Councilmember Summer Jones, City Manager Noah Simon, City Secretary Deana McMullen 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:

- TIRZ.
- Potential Annexation North of Dean Ranch to I-20.
- Possible Economic Incentives for new businesses.

- City Library.
- 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.
 - Possible Economic Incentives for new businesses.
- c. **§ 551.076. Deliberations Regarding Security Devices or Security Audits.**
The City Council may convene in executive session to discuss or deliberate the deployment, or specific occasions for implementation, of security personnel or devices; or to deliberate a security audit, including the following items:
 - The City of Aledo's Emergency Preparedness Plan for weather emergencies, power outages, and other disasters.

9. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION

Mayor Pro Tem Shane Davis adjourned the Executive Session at 7:49 p.m and called the regular session back to order.

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

Motion was made by Councilmember Nelson Rowls, seconded by Councilmember Christian Pearson to approve the City of Aledo's Emergency Preparedness Plan for weather emergencies, power outages, and other disasters.

Motion carried 5-0

11. 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 statements from City Council or Staff.

12. ADJOURN

There being nothing further to discuss or consider Mayor Pro Tem Shane Davis adjourned this regular meeting of the Aledo City Council at 7:50 p.m.

PASSED AND APPROVED THIS THE 23rd DAY OF March 2023.

ATTEST


Deana McMullen, City Secretary




Shane Davis, Mayor Pro Tem