

**CITY COUNCIL MINUTES**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT**  
**ALEDO, TEXAS 76008**  
**THURSDAY JUNE 22, 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, June 22, 2023 at the Aledo Community Center 104 Robinson Court. Those in attendance at this meeting were Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Shawna Ford, Councilmember Nelson Rowls and Councilmember Summer Jones and Councilmember Christian Pearson.

Staff present were City Manager Noah Simon, City Secretary Deana McMullen, Interim City Planner Ivan Gonzalez, Director of Administrative Services Amber Karkauskas, and City Attorney Alicia Kreh.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilmember Chrisitian 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 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.

Mr. Robert Joslin of 125 Timberland Ln Aledo, TX 76008- Owner of Pilates on Front Street in Downtown Aledo. Mr. Joslin asked the City Council if they could find some way to work with Bryant Grain in reference to the parking in Downtown Aledo. Bryant Grain has put up signs that say No Parking – Bryant Grain on parking spaces in front of the Railroad tracks on the east side of the tracks. Since doing this it has caused a shortage of parking spaces for customers visiting the Downtown Aledo area. And there is only one (1) space for Handicap parking on Front Street. This causes a hardship on the

the Railroad tracks on the east side of the tracks. Since doing this it has caused a shortage of parking spaces for customers visiting the Downtown Aledo area. And there is only one (1) space for Handicap parking on Front Street. This causes a hardship on the businesses on Front Street. Can the City please look for a way to work with Bryant Grain for a long term solution?

Because this is under Citizen Appearances the City Council can take no action on topics discussed.

Council suggested City Manager Noah Simon look into this and see if there can be a resolution to this issue.

#### **4. PRESENTATIONS AND PROCLAMATIONS:**

- a. Presentation from Tom Bryson, Vice President & Public Sector Practice Leader, Cooksey Communications on the City of Aledo's Strategic Communications Assessment.

Mr. Tom Bryson, Vice President & Public Sector Practice Leader and Colby of Cooksey Communications were present to give a presentation to the City Council on the City of Aledo's Strategic Communications Assessment. The City of Aledo has experienced growth at a fast rate in the past few years and has made strides in the past year to improve Communication capabilities based on the limited resources available. With the fast growth comes a larger more diverse community and the need is there to reach out and tell the City's story and this sets the stage for expansion of Communications in the next few years.

Following the presentation it was noted by both Mr. Bryson and Colby that the City should move forward to hiring a Communications/Events staff member.

Council recommended that City Manager Noah Simon move forward to bringing a Communications/Events person on board as quickly as possible.

- b. Presentation from Preston Scott, Principal, Randall Scott Architects, on the Aledo City Hall project.

Mr. Preston Scott with Randall Scott Architects was present at the City Council meeting to give an update on the City Hall project. He gave a fly through of the proposed building showing the first floor which consists of the Council Chambers, the proposed Library site, Customer Service for Water & Court, Administration for Public works, as well as a proposed Police Department Area. He also showed the Council the upstairs which consists of the Parks Department and Admin Areas for the City Manager and City Secretary Offices, employee break room and balcony. He answered questions of the Council members. The drawing portion of the project is near completion. The next phase will be the actual blue print drawings.

No action was taken on this item. It was for information purposes only.

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. May 25, 2023, Special City Council Meeting.
- ii. June 2, 2023, Aledo Economic Development Corporation/City Council Special Meeting.
- iii. June 5, 2023, Special City Council Meeting.

- b. Consider approval of the second (2<sup>nd</sup>) Quarter Investment Report for Fiscal Year 2023, all cash and investments through March 2023.

Motion was made by Mayor Pro Tem Shane Davis seconded by Councilmember Nelson Rowls to approve the Consent 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.

- a. There are no reports scheduled.

7. **PUBLIC HEARINGS AND CITY COUNCIL ACTION ITEMS:**

- a. Request for a Zoning Change from (R-1) Single Family Residential District to (PD) Planned Development District with C-1 Commercial Base Zoning- 2.663 acres of unplatted property situated on land from Abstract 438 Richard C Eddleman survey (819 Old Annetta Road) **NO PUBLIC HEARING AND NO ACTION WILL BE TAKEN ON THIS ITEM ON THIS AGENDA. THIS MATTER WILL NOTIFIED AND HEARD AT A FUTURE DATE.**

This item was not discussed at this meeting. It will be rescheduled for a future meeting to be considered at that time.

- b. Discuss and consider approval of Resolution 2023-129 approving and authorizing publication and posting of notice of intention to issue certificates of obligation.

Jason was present on behalf of Mr. Erick Macha with Hilltop Securities to discuss the City Council considering a Resolution to approve and authorize the publication and posting of notice of intention to issue certificates of obligation in the amount not to exceed \$2 million dollars for the City Hall project. For the purpose of paying contractual obligations to be incurred for designing, constructing, acquiring, improving and equipping City Hall's housing public safety facilities, municipal court facilities, library facilities, administrative offices for the city's street, water and sewer utility departments, city council chambers, and facilities for various other governmental functions of the City (and any necessary or related removal of existing facilities) as well as associated project and financing professional services costs.

Motion was made by Councilmember Nelson Rowls, seconded by Councilmember Christian Pearson to approve Resolution number 2023-129 approving and authorizing publication and posting of notice of intention to issue certificates of obligation as discussed.

Motion carried 4-0-1 with Mayor Pro Tem Shane Davis abstaining (a no vote)

- c. Discussion and action to approve the Purchase Order to Mountain Cascade for the paving of Westgate Drive and Hidden Valley Drive in the amount of \$162,885.24.

Director of Public Works Luis Gatica addressed the City Council to seek approval to issue a Purchase Order to Mountain Cascade for the paving of Westgate Drive and Hidden Valley Drive in the amount of \$162,885.24. City of Aledo is adding wastewater capacity with the construction of the Clear Fork Interceptor Project. The new infrastructure is currently under construction across and down pavement segments of Westgate Drive and Hidden Valley Drive. Once project is constructed Mountain Cascade was set to do temporary asphalt pavement repairs over the disturbed areas along Westgate Drive and Hidden Valley Drive. These disturbed areas cover over half of the roadway. The City approached Mountain Cascade on the cost to repave the full width of the roadways. Mountain Cascade would no longer need to perform the work for temporary asphalt repair, the City would pay the difference in cost to construct an asphalt roadway with stabilized base. The estimated cost would be \$99,573.60 for Westgate Drive and \$63,311.64 for Hidden Valley for a total of \$162,885.24. Staff recommends Council approve a Purchase Order to do this project with the extra money to come out of the Paving Improvement Budget for this year.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Shawna Ford to approve a purchase order for Mountain Cascade in the amount of \$162,885.24 to cover the cost of full pavement repairs on Hidden Valley and

Westgate Drive as a result of the work being done to replace the sewer line to increase the capacity.

Motion carried 5-0

- d. Discussion and action on adding a second City Council meeting each month.

City Manager Noah Simon addressed the City Council regarding adding a second meeting each month due to the increased business that needs to be considered and acted upon by the Council. His suggestion is that we meet the 1<sup>st</sup> and 4<sup>th</sup> Thursday of each month and noting that if there was no business to consider the 2<sup>nd</sup> meeting of the month (First Thursday) could be cancelled.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Nelson Rowls to add a second City Council meeting each month to be held on the first Thursday of each month at 6:00 pm beginning in August of 2023.

Motion carried 5-0

## **8. BOARDS/COMMISSIONS/COMMITTEES**

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

There are no applications to consider for Boards/Commissions/Committees for this meeting.

**No action taken**

- 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 Council session at 7:27 pm into Executive Session to discuss the items below. Those in attendance of the Executive Session were Mayor Nick Stanley, Mayor Pro Tem Shane Davis, Councilmember Shawna Ford, Councilmember Christian Pearson, 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.
  - Dean Ranch Development Conversation.
  - Possible Economic Incentives for new businesses.
  - *Aledo v. Seigmund* – settlement and easement.
  - Settlement demand from Sarah Latimer.
  - Impacts of Senate Bill 2038.
  - Training on Public Information Act and zoning considerations.
  - Community Center uses.
- b. § 551.074. Deliberation regarding Personnel Matter. The City Council may convene in executive session to discuss or deliberate the performance evaluation of the following officer(s) and/or employee(s):
- City Manager Annual Review.
- c. **§ 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.
  - Possible Economic Incentives for new businesses.

## **10. ADJOURN EXECUTIVE SESSION AND RECONVENE INTO OPEN SESSION**

Mayor Nick Stanley adjourned the Executive Session at 9:09 pm and called the regular meeting back to order at 9:10 pm.

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

- a. Take action regarding City Manager's annual review.

Motion was made by Mayor Pro Tem Shane Davis, seconded by Councilmember Shawna Ford to approve a 6% pay rate increase for City Manager Noah Simon for his job performance. It was also recommended that Mr. Simon begin looking for an assistant City Manager to help with the work load.

Motion carried 5-0

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

There was no action on other matters 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.)

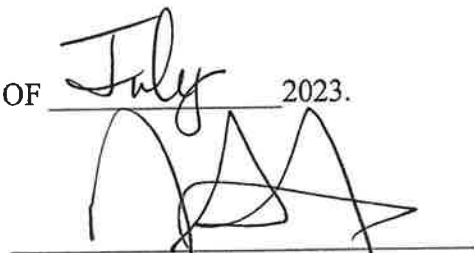
**13. ADJOURN**

With there being nothing further to discuss or consider, Mayor Nick Stanley adjourned the regular meeting of the Aledo City Council at 9:11 pm.

PASSED AND APPROVED THIS THE 27<sup>th</sup> DAY OF July 2023.



  
Deana McMullen, City Secretary

  
Mayor Nick Stanley