



**CITY COUNCIL MINUTES**  
**MEETING LOCATION: ALEDO COMMUNITY CENTER**  
**104 ROBINSON COURT**  
**ALEDO, TEXAS 76008**  
**THURSDAY AUGUST 24, 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 6:01 pm on Thursday, August 24, 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, Councilmember Summer Jones and Councilmember Christian Pearson.

Staff present were City Manager Noah Simon, City Secretary Deana McMullen, Director of Public Works Luis Gatica, Communications and Engagement Manager Whitney Walters, Interim City Planner 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.

- 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.

1) Susan Houghtalin – 315 Plum Street spoke to the Council about the proposed budget that was given out at the last meeting. She stated that the Organizational chart does not show a Finance person as well as a Human Resources Person and that these positions

should be part of the organization for transparency and accountability purposes. She also spoke in reference to the turnover of employees that has happened in recent months. Ms. Houghtalin signed up to speak about several items, however, her time of three minutes ran out before she could speak to all items.

2) Mary Godbey – 300 Robert Street - Spoke to the Council regarding the new water meters that were being installed and concerns that the current water lines in the older neighbourhoods such as Lasater Addition would not be able to handle the pressure. What about leaks throughout the City. It was stated that we have lost 4.5 million gallons of water. There is a home in the neighborhood that has had a leak for a long time and no one has addressed it.

Stop signs put up by City work great for the people that live in the area, however others just run the stop signs like they are not there and we have no Police Force to do anything about it.

She also commented about the parking situation at Jakes Restaurant.

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

There were no Proclamations or Presentations at this meeting.

Mayor Nick Stanley adjourned the regular meeting of the City Council into Executive Session at 6:10 p.m. Those in attendance in 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, City Attorney James Donovan, City Secretary Deana McMullen, City Planner Ivan Gonzalez, Communications and Engagement Manager Whitney Walters and Public Works Director Luis Gatica to discuss the following:

**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:**

- 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.

- Impacts of Senate Bill 2038 on extraterritorial jurisdiction and CCN issues.

Following this Executive Session, Mayor Nick Stanley called the regular session of the Aledo City Council back to order at 7:08 p.m. There was no action taken from the item(s) discussed in Executive Session.

- 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. August 3, 2023, City Council Meeting.

- b. Consider a request for a replat of 4.894-acre tract of land of a portion of Block 24 and Block 25 of Aledo Original Town, an Addition to the City of Aledo, Parker County, Texas. (200 Old Annetta Road)

**Motion was made by Councilmember Shane Davis seconded by Mayor Pro Tem 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 for this meeting.**

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

- a. 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.

City Planner Ivan Gonzalez gave a presentation to the Council regarding the Building code requirements for Storm Shelters. AISD is asking the City of Aledo to waive the

the requirement for a Storm Shelter at the High School. Renovations are being planned as part of the Bond package that was approved, however there is not enough funding for the requirement of a Storm Shelter. Mr. Gonzalez stated that both the current IBC as well as the new version of the code requires that any new construction that is a gathering room, must have a storm shelter built in. If Council waives this requirement that would also move forward and be the case for any other new construction for gathering spaces or large buildings from having to build a storm shelter. Dr. Susan Bohn with Aledo ISD spoke to the Council stating that the 2023 Bond Package included improvements to the High School to provide kids extra space, The school has an emergency evacuation plan and it is to go from the proposed space over to the field house in the case of an emergency. The school is just adding on to the existing space and we already have facilities to handle emergencies.

Mayor Pro Tem Nelson Rowls asked the question of how long would it take to evacuate this space to the field house in the event of an emergency, such as high winds. Dr. Bohn stated it was 125 feet away and would take anywhere from 2-5 minutes to completely evacuate the building over to the field house. Mr. Rowls stated that the main concern is safety first for our kids. It takes only a split second for a disaster to happen. 2-5 minutes is too long.

Following additional discussion Motion was made by Councilmember Shane Davis, seconded by Councilmember Christian Pearson to table this item for further information such as drawings of the new addition and also the distance between the addition and the field house.

Motion carried 5-0

- b. Discuss and consider Resolution 2023-131, a Resolution amending the Articles of Incorporation and Bylaws of the Aledo Economic Development Corporation to add an exception to the residency requirements, thereby permitting a local business owner to serve as a board member.

This item was tabled from the July 27, 2023 meeting and is open for consideration now.

Motion was made by Mayor Pro Tem Nelson Rowls, seconded by Councilmember Summer Jones to approve Resolution number 2023-131 amending the Articles of Incorporation and By laws of the Aledo Economic Development Corporation to add an exception to the residency requirements to allow a local business owner to serve as a board member.

**Motion carried 4-1 (Councilmember Shane Davis voting against)**

- c. 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.

**This item was removed from the Agenda. No action was taken on this item.**

- d. Discuss and consider awarding a contract to 1882 Partners, LP for the sale of The Depot, to appropriate \$25,000 for the relocation of The Depot to a future site located at 200 S FM 1187; and to authorize for the City Manager to negotiate and execute agreement with 1882 Partners, LP for the sale and relocation of The Depot.

City Manager Noah Simon reported to the City Council that the Historic Train Depot sitting on the City Hall property will have to be moved in order for the new City Hall project to move forward. It is sitting on top of utilities that need to be accessed for the new project. The City sent out an RFP request to see if anyone was interested in moving the building and refurbishing it. It also has to be abated for asbestos removal. The City received 1 proposal back from 1882 Partners. According to the agreement the Depot must remain in the City and it cannot be sold to anyone this is to ensure its longevity in the City of Aledo. The proposal is to move it to the Maverick Street area across from the Temp City Hall building, so it will remain in the Downtown Area. The City will also make sure that it will be renovated according to the Historic Preservation Standards.

Motion was made by Councilmember Christian Pearson, seconded by Councilmember Shawna Ford to approve and authorize the City manager to negotiate and execute the agreement with 1882 Partners, LP for the sale and renovation of the Depot as discussed.

Motion carried 5-0

- e. Discuss and consider approving Resolution 2023-134, a Resolution setting a public hearing for the adoption of the proposed budget for Fiscal Year 2024 and scheduling a date, time and place on that adoption subject to all requirements of the Texas Local Government Code.

Doug Martella the City's Virtual CFO was present to discuss Resolution 2023-134 and answer any questions.

Motion was made by Mayor Pro Tem Nelson Rowls to approve Resolution No 2023-134 setting a public hearing date of September 21, 2023 at 6:00 pm at the Aledo Community Center to consider adoption of the proposed budget for Fiscal year 2024.

**Row Call vote results: in favor of the motion, Mayor Pro Tem Nelson Rowls,**

**Councilmember Shane Davis, Councilmember Summer Jones, Councilmember Shawna Ford, Councilmember Christian Pearson. Present and not voting, Mayor Nick Stanley. No votes were cast against the motion.**

**Motion carried 5-0**

- f. Discuss and consider approving Resolution 2023-135, a Resolution scheduling a public hearing to consider a proposed total ad valorem tax rate for the Fiscal Year 2024, not to exceed \$0.383113 per \$100.00 of assessed valuation, subject to all public hearing requirements of the Texas Tax Code.

Doug Martella the City's Virtual CFO was present to discuss Resolution 2023-135 and explain the tax rate as well as answer any questions.

Motion was made by Mayor Pro Tem Nelson Rowls to approve Resolution No 2023-135 setting a public hearing date of September 21, 2023 at 6:00 pm at the Aledo Community Center to consider adoption of the proposed tax rate for Fiscal year 2024.

**Row Call vote results: in favor of the motion, Mayor Pro Tem Nelson Rowls, Councilmember Shane Davis, Councilmember Summer Jones, Councilmember Shawna Ford, Councilmember Christian Pearson. Present and not voting, Mayor Nick Stanley. No votes were cast against the motion.**

**Motion carried 5-0**

- g. Discuss and consider approving Resolution 2023-136, a Resolution requesting TXDOT to perform a conceptual planning feasibility study for options and alternatives to the at-grade rail crossings located in downtown Aledo to determine short-term and long-term solutions to improve public safety and traffic flow through the FM 1887 corridor.

**Motion was made by Councilmember Shane Davis, seconded by Mayor Pro Tem Nelson Rowls to approve Resolution number 2023-136 requesting TXDOT to perfor a conceptual planning & feasibility study for options and alternatives to possible solutions regarding the RR crossings at FM1187 in Downtown Aledo.**

**Motion carried 5-0**

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

- a. Discuss issues regarding obtaining quorum at Planning and Zoning Commission meetings.

City Manager Noah Simon addressed the Council regarding the difficulty in obtaining a quorum for the Planning and Zoning Commission meetings. He informed the Council that staff would be bringing forward information on attendance at the Planning and Zoning Commission meetings for the past year and they can see who has attended regularly and who has missed several meetings. He suggested that Council might consider making some changes on this board so that we have better coverage in order to be able to take care of the business we need to in a timely manner. There was no action on this item.

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

There are no appointments or resignations to consider for 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 at 7:53 p.m. to discuss the items below. Those in attendance at this Executive Session were Mayor Nick Stanley, Mayor Pro Tem Nelson Rowls, City Councilmember Shane Davis, City Councilmember Shawna Ford, City Councilmember Christian Pearson, City Councilmember Summer Jones, City Attorney Alicia Kreh, City Manager Noah Simon, City Secretary Deana McMullen, City Planner Ivan Gonzalez, Director of Public Works Luis Gatica, Communications and Engagement Manager Whitney Walters, Mary Petty of P3, Erica Macha, Jason and Jordan of Hilltop Securities.

- b. **§ 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.
  - Impacts of Senate Bill 2038 on extraterritorial jurisdiction and CCN issues.

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.

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

The Executive Session was adjourned at 8:54 p.m. and the regular meeting called back to order by Mayor Nick Stanley.

**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 taken on the item(s) discussed in this 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.)

There were no staff comments or Council recaps at this meeting.

**13. ADJOURN**

With nothing further to discuss or consider Mayor Nick Stanley adjourned this regular meeting of the Aledo City Council at 8:54 pm.

PASSED AND APPROVED THIS THE 7th DAY OF September 2023.



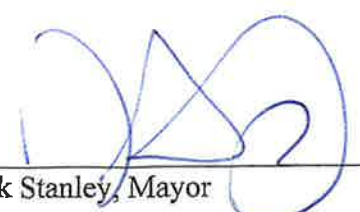
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ATTEST



Deana McMullen, City Secretary





Nick Stanley, Mayor