

Regular City Council Meeting
Thursday, January 15, 2026, at 6:00 PM

Minutes

The Aledo City Council convened on Thursday, January 15, 2026, at 06:00 PM, at the Aledo City Council Chambers, 200 Old Annetta, Aledo, Texas, for the purpose of a Regular Meeting, with the meeting being open to the public and notice of said meeting having been posted as prescribed by Chapter 551, Texas Government Code, with the following members being present:

Council Present Mayor Shane Davis
Mayor Pro Tem Shawna Ford
Councilmember Ben Clark
Councilmember Todd Covington
Councilmember Summer Jones

Staff Present Candice Edmondson, City Manager
Staci L. King, City Secretary
Alicia K. Kreh, City Attorney

Carol Riddle, Police Chief
Erika Cooper-Bateman, Director of Community Services
Travis Askins, Director of Public Works
Beck Gorman, Library Director
Laura Weber, Communications and Events Manager
Jennifer Garrett, Finance Manager

1. Call to Order

Mayor Shane Davis called the meeting to order at 06:00 PM.

2. Invocation

Councilwoman Summer Jones led the invocation.

3. Pledge of Allegiance

Mayor Davis led the Pledge of Allegiance.

4. Citizen Appearances

Stanton Pearson, Susan Houghtalin, Wes Riojas, and Max Riojas, residents of the Lasater Addition, City of Aledo, Texas, addressed Council regarding their concerns about increased vehicle traffic due to their neighborhood being used as a "cut-through." They stated that it is not only normal vehicle traffic, but is often used by tractor-trailers as well. They expressed concerns for the safety of the neighborhood children and their ability to play outside in their yards.

GW Estep introduced himself as a councilmember for the City of Richland Hills and stated that he had worked with Aledo's new City Manager, Candice Edmondson, for years and wanted to

congratulate the Aledo Council on hiring Ms. Edmondson, complimenting her leadership and time in Richland Hills.

5. Presentations

a. Adopt a Resolution honoring the late Councilmember Nelson Rowls

MOTION by Shawna Ford, second by Summer Jones, to adopt Resolution No. 2026-R-01 honoring Councilman Nelson Rowls and proclaiming January 15, 2026, as Nelson Rowls Day in the City of Aledo, Texas. MOTION CARRIED by unanimous vote.

b. Presentation by Republic Services regarding updates to services

Gerri Harwell, Republic Services, briefed Council on upcoming changes to trash and recycling collection services.

6. Consent Agenda

a. Approval of December 18, 2025 Regular City Council Meeting Minutes

MOTION by Shawna Ford, second by Summer Jones, to approve the consent agenda as presented. MOTION CARRIED by unanimous vote.

7. Items Requiring Public Hearing

a. PUBLIC HEARING regarding proposed amendments to the City of Aledo Unified Development Code, Article 1 General Provisions, Section 14 Changes and Amendments to all zoning ordinances and districts and administrative procedures, as it pertains to the public notice requirements for Zoning Change requests and protest criteria for Zoning Change requests.

Grant Fore, Senior Planner, Berkley Group, briefed Council on this item. He explained that on November 10, 2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). During this workshop, the City Attorney recommended revisions to the UDC to align with new state law pertaining to zoning change public notice requirements and criteria for protests. At their regular meeting on December 11, 2025, the Planning and Zoning Commission recommended approval of the amendment by a 6-0 vote.

Mayor Davis opened the public hearing at 6:27 p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing at 6:27 p.m.

b. Discuss and consider an Ordinance amending the City of Aledo Unified Development Code, Article 1 General Provisions, Section 14 Changes and Amendments to all zoning ordinances and districts and administrative procedures, as it pertains to the public notice requirements for Zoning Change requests and protest criteria for Zoning Change requests.

MOTION by Todd Covington, second by Ben Clark, to approve Ordinance No. 2026-O-01 amending the City of Aledo's Unified Development Code as presented. MOTION CARRIED by unanimous vote.

c. PUBLIC HEARING regarding proposed amendments to the City of Aledo Unified Development Code (UDC), Table 2.1 Allowed Uses, pertaining to the following uses: Adult Stores, Vape/CBD Shops, Cash-Advance Establishments, and Pawn Shops

Grant Fore, Senior Planner, Berkley Group, briefed Council on this item. He explained that on November 10, 2025, the City Council and Planning and Zoning Commission held a joint

workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). Feedback provided for the workshop included direction to review the following uses: Adult Stores; Vape/CBD shops; Cash Advance Establishments; Pawn Shops. At their regular meeting on December 11, 2025, the Planning and Zoning Commission recommended approval of the amendment with changes following guidance from the City Attorney: 1) Pawn Shops permitted by right in M-2 Heavy Industrial; and 2) Adult Stores, Vape/CBD shops, and Cash Advance Establishments permitted in M-2 Heavy Industrial with a Specific Use Permit (SUP) by a 6-0 vote.

Mayor Davis opened the public hearing at 6:28 p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing at 6:28 p.m.

- d. **Discuss and consider an Ordinance amending the City of Aledo Unified Development Code (UDC), Table 2.1 *Allowed Uses*, pertaining to the following uses: Adult Stores, Vape/CBD Shops, Cash-Advance Establishments, and Pawn Shops**
MOTION by Summer Jones, second by Shawna Ford, to approve Ordinance No. 2026-O-02 amending the City of Aledo's Unified Development Code as presented. MOTION CARRIED by unanimous vote.

- e. **PUBLIC HEARING regarding proposed amendments to the City of Aledo Unified Development Code (UDC), Article 4 *Signage*, Table 1 *Schedule for Permanent Signs*, pertaining to ground-based signage in the Downtown (DT) zoning district.**
Grant Fore, Senior Planner, Berkley Group, briefed the Council on this item. He explained that on November 10, 2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). During this workshop, the sign ordinance specific to the Downtown zoning district was reviewed and discussed. On December 11, 2025, the Planning and Zoning Commission recommended approval of the proposed amendments to allow Monument Signs in Downtown with a Specific Use Permit (SUP) by a 6-0 vote.

Mayor Davis opened the public hearing at 6:30 p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing at 6:30 p.m.

- f. **Discuss and consider an Ordinance amending the City of Aledo Unified Development Code (UDC), Article 4 *Signage*, Table 1 *Schedule for Permanent Signs*, pertaining to ground-based signage in the Downtown (DT) zoning district.**
MOTION by Shawna Ford, second by Summer Jones, to approve Ordinance No. 2026-O-03 amending the City of Aledo's Unified Development Code as presented. MOTION CARRIED by unanimous vote.

- g. **PUBLIC HEARING regarding proposed amendments to the City of Aledo Unified Development Code (UDC), Article 5 *Subdivision*, subsections *v*) *Construction Procedures* and *vii*) *Issuance of Building Permits and Certificate of Occupancy*, pertaining to the clarification of Site Development Permitting procedures.**
Grant Fore, Senior Planner, Berkley Group, briefed the Council on this item. He explained that on November 10, 2025, the City Council and Planning and Zoning Commission held a joint workshop to review and discuss potential amendments to the City's Unified Development Code (UDC). During this workshop, staff presented recommended updates to the UDC section on permitting procedures. The Commissioners and Council members directed staff to proceed with the updates. On December 11, 2025, the Planning and Zoning

Commission recommended approval of the proposed amendment by a 6-0 vote with direction to staff to make minor changes following Commission discussion and public hearing comments. The minor changes included correcting that non-point source pollution controls and tree protection measures should remain as a requirement prior to beginning construction but not as a permit condition, and clarifying language on applicant's responsibility for project registration with TCEQ.

Mayor Davis opened the public hearing at 6:32 p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing at 6:32 p.m.

- h. Discuss and consider an Ordinance amending the City of Aledo Unified Development Code (UDC), Article 5 *Subdivision*, subsections *v) Construction Procedures* and *vii) Issuance of Building Permits and Certificate of Occupancy*, pertaining to the clarification of Site Development Permitting procedures.**

MOTION by Ben Clark, second by Todd Covington, to approve Ordinance No. 2026-O-04 amending the City of Aledo's Unified Development Code as presented. MOTION CARRIED by unanimous vote.

- i. PUBLIC HEARING regarding proposed amendments to the City of Aledo Unified Development Code (UDC), Article 6 *Definitions*, to establish definitions for Service Bays and Self-Storage Facilities.**

Grant Fore, Senior Planner, Berkley Group, briefed the Council on this item. As part of the direction to staff included in amendments approved on September 4, 2025, and direction to staff provided at the joint City Council and Planning and Zoning Commission workshop held on November 10, 2025, the proposed amendments establish definitions for Self-Storage Facilities and Service Bays. On December 11, 2025, the Planning and Zoning Commission recommended approval of the proposed amendment by a 6- 0 vote.

Mayor Davis opened the public hearing at 6:37 p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing at 6:37 p.m

- j. Discuss and consider an Ordinance amending the City of Aledo Unified Development Code (UDC), Article 6 *Definitions*, to establish definitions for Service Bays and Self-Storage Facilities.**

MOTION by Shawna Ford, second by Summer Jones, to approve Ordinance No. 2026-O-05 amending the City of Aledo Unified Development Code as presented. MOTION CARRIED by unanimous vote.

8. Regular Agenda

- a. Discuss and consider a Replat of Lot 2, Mid-Park Business Community, 5.231 acres, establishing Lot 2R1, 0.989 acres, Lot 2R2, 0.783 acres, Lot 2R3, 1.600 acres, Lot 2R4, 0.930 acres, Lot 2R5, 0.929 acres, generally located along Dean Drive near Bankhead Highway**
Grant Fore, Senior Planner, Berkley Group, briefed Council on this item. He explained that the applicant is proposing to tie into City water and wastewater infrastructure and construct public improvements, including 8" water and 8" sewer lines, in accordance with City standards to serve the development. The applicant has provided full infrastructure plans, which are being reviewed separately from this submittal; however, approval of the plans is required as a condition of plat approval. The applicant has also provided full construction plans to the City, which are being reviewed separately from this submittal; however, approval

of the plans is required as a condition of plat approval. The City Engineer has requested additional drainage data.

MOTION by Ben Clark, second by Summer Jones, to Approve with conditions as presented.
MOTION CARRIED by unanimous vote.

b. Presentation and acceptance of the City of Aledo Fiscal Year 2024-2025 Audit

Susan LaFollett, Vail & Park, presented the City of Aledo's Fiscal Year 2024-2025 Audit.

MOTION by Shawna Ford, second by Summer Jones to accept the audit. MOTION CARRIED by unanimous vote.

c. Discuss and consider an Ordinance calling a Special Election to fill the vacancy in Place 4

MOTION by Summer Jones, second by Shawna Ford, to approve Ordinance No. 2026-O-06 as presented. MOTION CARRIED by unanimous vote.

d. Discuss and consider authorizing the City Manager to hire a real estate broker and obtain an independent appraisal for the former Aledo Public Library property located at 201 FM 1187, Aledo, TX 76008

.Candice Edmondson, City Manager, presented the item to Council. Discussion was held regarding potential future use of the library, as well as its current or potential value.

MOTION by Summer Jones, second by Shawna Ford, to approve as presented. MOTION CARRIED by the following votes:

Ayes: Shawna Ford, Summer Jones, Shane Davis

Noes: Ben Clark, Todd Covington

e. Acceptance of the Library Study with requested corrections and updates.

Beck Gorman, Library Director, presented the updated report to Council.

MOTION by Summer Jones, second by Shawna Ford, to accept the Library Study. MOTION CARRIED by unanimous vote; Todd Covington abstained.

9. Staff Presentations

a. Recap of Christmas Tyme in Aledo

Laura Weber, Communications and Events Manager, gave a recap of Christmas Time in Aledo. No action taken.

b. Police Department Update

Carol Riddle, Chief of Police, gave an update on the Aledo Police Department. No action taken.

10. Executive Session

Mayor Davis recessed the meeting into Executive Session at 7:53 p.m.

- a. Section 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, to include:

- Dean Ranch Development Conversation
- Grand Prairie v. State
- Litigation pertaining to Annexation

b. Section 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:

- Dean Ranch Development Conversation
- Downtown Development

11. Adjourn Executive Session and Reconvene into Open Session

Mayor Davis called the meeting back to regular session at 8:15 p.m.

12. Action Taken on Items Discussed in Executive Session, if Necessary

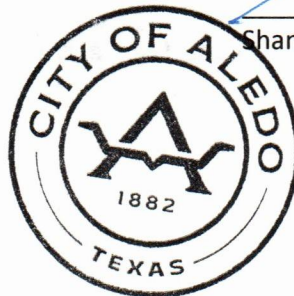
No action was taken.

13. Mayor and Councilmember Comments

14. Staff Comments

15. Adjourn

The meeting was adjourned at 08:16 PM.



Shane Davis, Mayor

ATTEST:

Staci L. King, City Secretary