



**Regular City Council Meeting**  
Aledo Council Chambers | Aledo Municipal Complex  
200 Old Annetta Road, Aledo, Texas 76008  
Thursday, June 4, 2026, at 6:00 PM

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**AGENDA**

**1. Call to Order**

**2. Invocation**

**3. Pledge of Allegiance**

**4. 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 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 or have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council may 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.

**5. Presentations**

- a. Parker County Public Utility Agency

**6. 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 staff recommendations.

- a. Approve City Council Minutes
  - i. May 7, 2026 Regular City Council Meeting
- b. Approve Resolution No. 2026-R-10 Designating Summer Blast as a Special Event

**7. Items Requiring Public Hearings**

- a. PUBLIC HEARING: Consider Your Personal Chef Economic Development Incentive Agreement (Second Reading)

**8. Regular Agenda**

- a. Election of Mayor Pro Tem
- b. Consider approval of the purchase of a Jetter for the Public Works Department from Texas Municipal Equipment in the amount of \$82,460.10.
- c. Consider approval of a two-year contract with Magna Flow for cleaning and sludge removal services.
- d. Discussion regarding future Ordinances related to Golf Carts and E-Bikes in the City of Aledo

## 9. Executive Session

In compliance with 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. **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:
  - i. Dean Ranch Development
  - ii. Aledo and Fort Worth vs. Willow Park
  
- b. **Section 551.087 – Deliberation Regarding Economic Development Negotiations.** 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:
  - i. Dean Ranch Development
  - ii. Downtown Development

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

## 11. Mayor and Councilmember Comments

In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, 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.

## 12. City Manager Comments

In compliance with the Texas Open Meetings Act, the City Manager may comment on routine City operations and projects or respond to questions from others only with statements of factual information or existing City policy.

## 13. Adjourn

Note: The Aledo City Council may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

In accordance with Section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed [HERE](#).

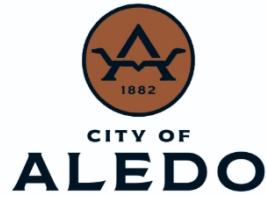
This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

**CERTIFICATION**

I, Staci L. King, City Secretary, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the City's website at [www.aledotx.gov](http://www.aledotx.gov), and said notice remained posted for at least two hours after the meeting was convened.

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Staci L. King, TRMC, CMC  
City Secretary



**Date:** June 4, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** Parker County Public Utility Agency

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**Summary:**

Parker County is exploring the formation of a Public Utility Agency (PUA) as part of a broader effort to address long-term water supply needs associated with continued growth throughout the region. Parker County has engaged Freese and Nichols to conduct a water supply study and evaluate opportunities for a coordinated, regional approach to water planning and infrastructure development.

As part of this effort, Freese and Nichols has been working with Parker County and other potential partner entities to evaluate water supply alternatives, develop a framework for regional cooperation, and explore the creation of a Public Utility Agency. Current work includes development of a draft ordinance and interlocal agreement, evaluation of governance and membership structures, and consideration of funding and cost-sharing approaches.

The study identifies the City of Aledo as a potential participant in the proposed Public Utility Agency. Jessica Brown from Freese and Nichols will provide an overview of the study, the proposed Public Utility Agency framework, and the anticipated timeline for implementation.

As the study progresses, City Council will be asked to provide direction regarding Aledo's potential participation in the Public Utility Agency.

**Recommendation:**

Presentation Only

**Fiscal Impact:**

As proposed, the City of Aledo would contribute \$20,000 annually for administration of the Public Utility Agency. Future infrastructure costs would be allocated among participating entities as water supply and utility infrastructure projects are identified and developed.

**Attachments:**

1. Parker County PUA - Aledo Presentation



# Parker County Public Utility Agency & Water Supply Initiative

June 4, 2026

**Aledo**

# Today's Agenda



- Drivers for Parker County Water Supply Study



- Overview of Parker County Water Supply Initiative



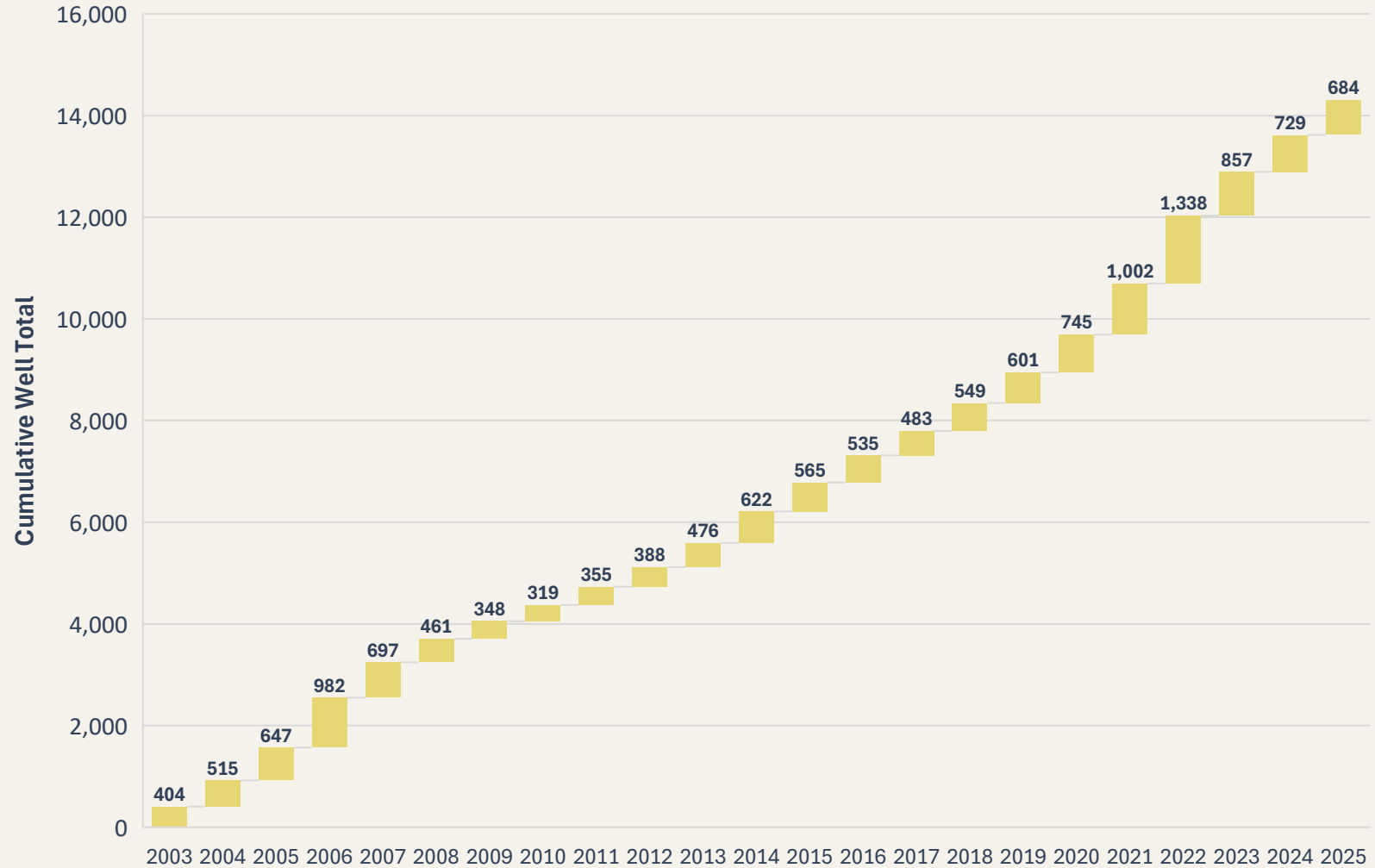
- Parker County Public Utility Agency Development



- Next Steps

# Parker County Groundwater Wells

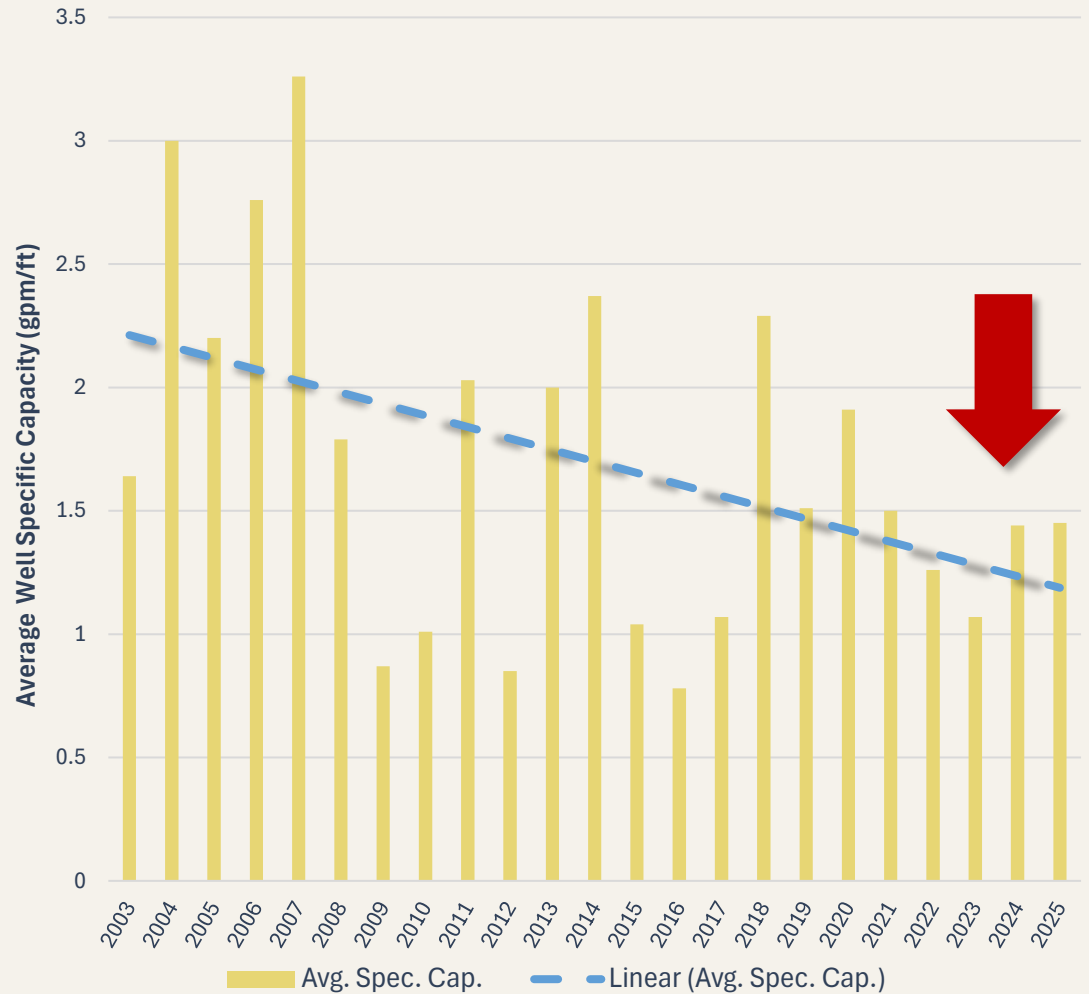
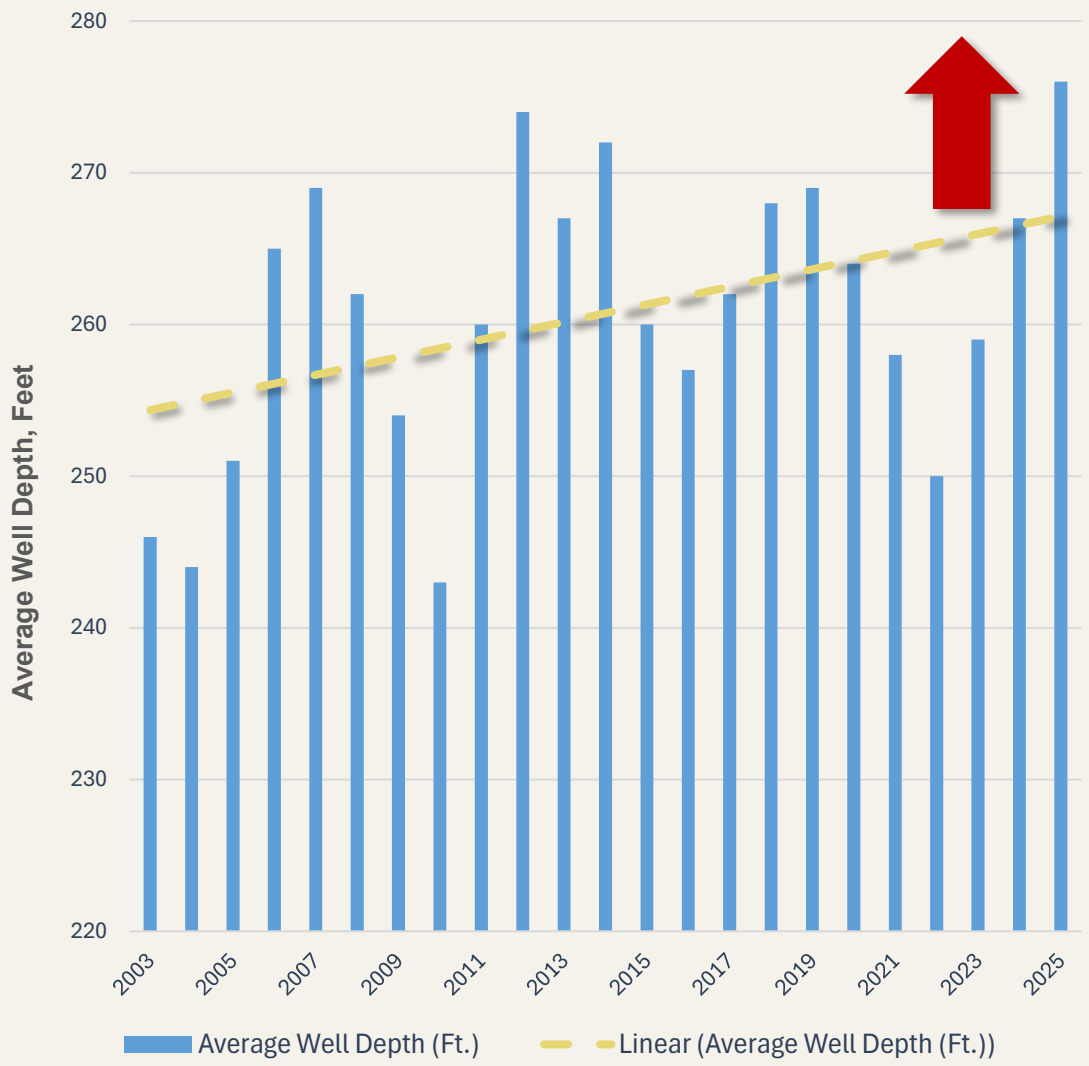
Water Wells Completed - 2003 through 2025



## Highest Number of Wells Drilled in Texas

| County     | Well Count (2003 - 2025) |
|------------|--------------------------|
| Parker     | 15,488                   |
| Wise       | 7,578                    |
| Williamson | 4,500                    |
| Bell       | 3,286                    |
| Montague   | 3,180                    |

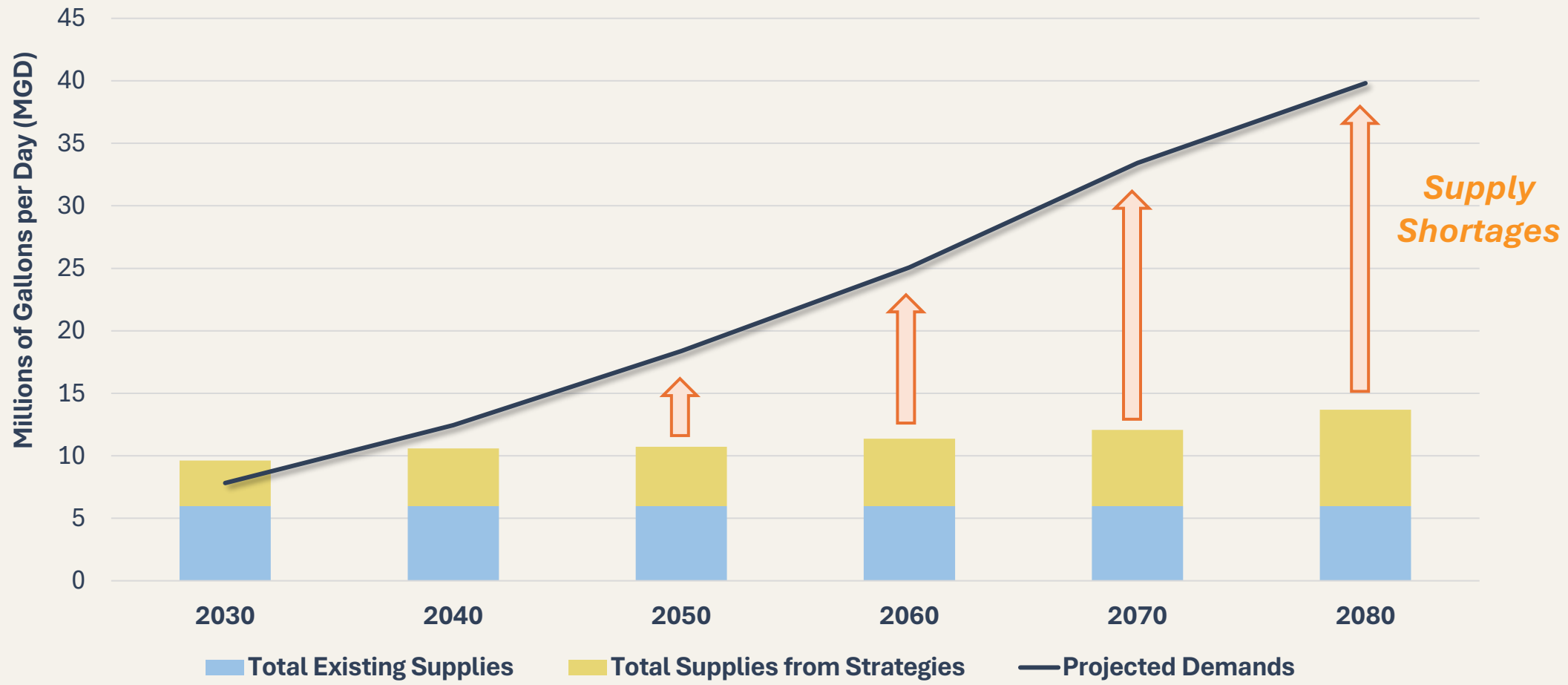
# Well Depth vs. Capacity



**Wells have to be drilled deeper...yet the capacity (yield) is decreasing.**

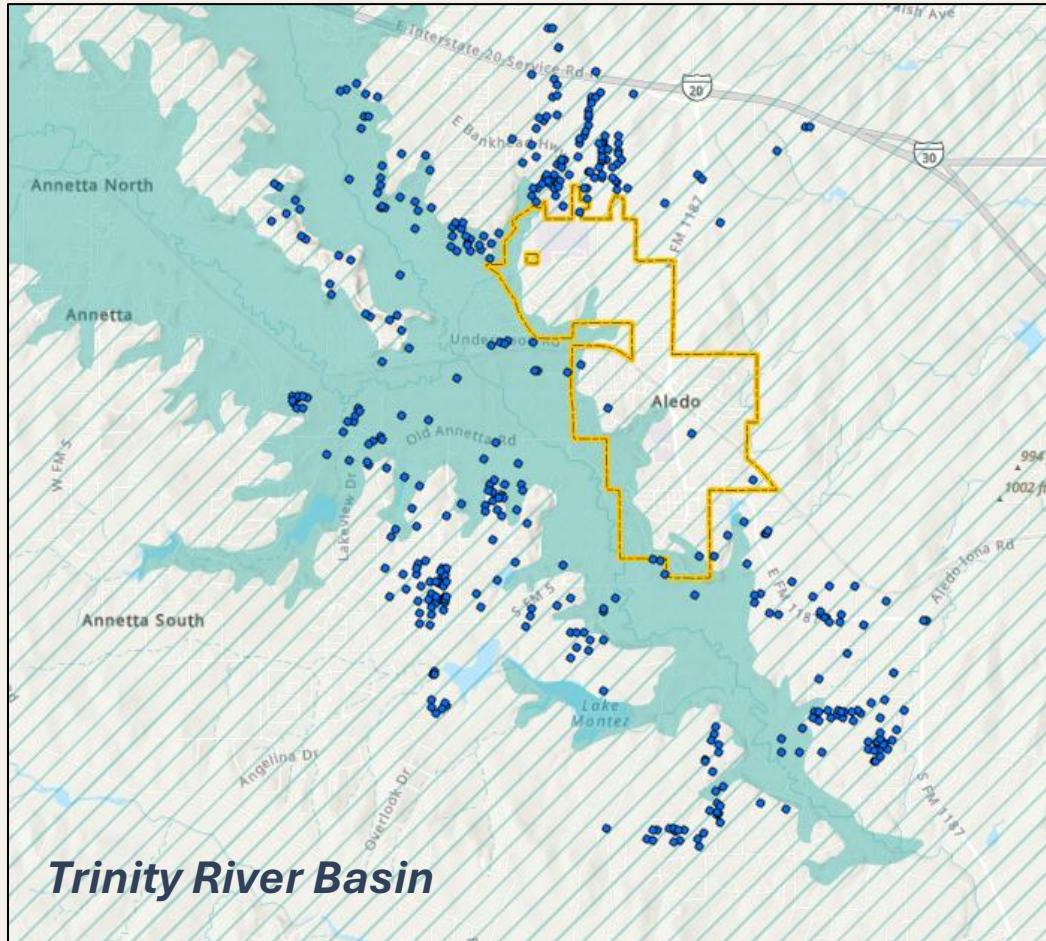
# Parker County Projected Water Supply Shortages



Parker County – Brazos & Trinity Basins



*\*Projections from Region C 2026 Regional Water Plan, which includes new groundwater supply.*

# Aledo | Water Resources



-  **Trinity Aquifer (outcrop)**
-  **Trinity Aquifer (subcrop)**

## **Groundwater:**

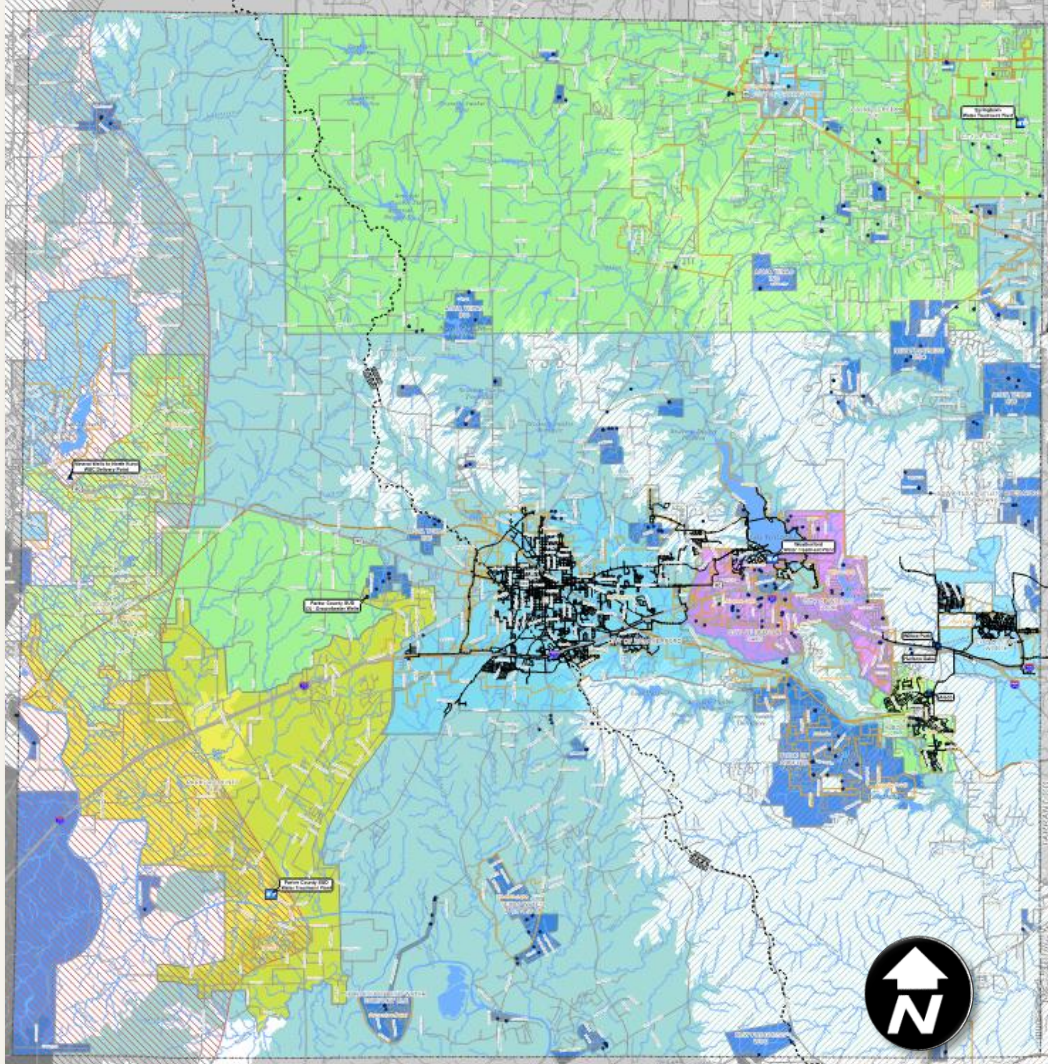
400+ domestic wells within 2 miles of City Limits:

- Average depth: 248 ft
- Average capacity: 24 gpm

## **Surface Water:**

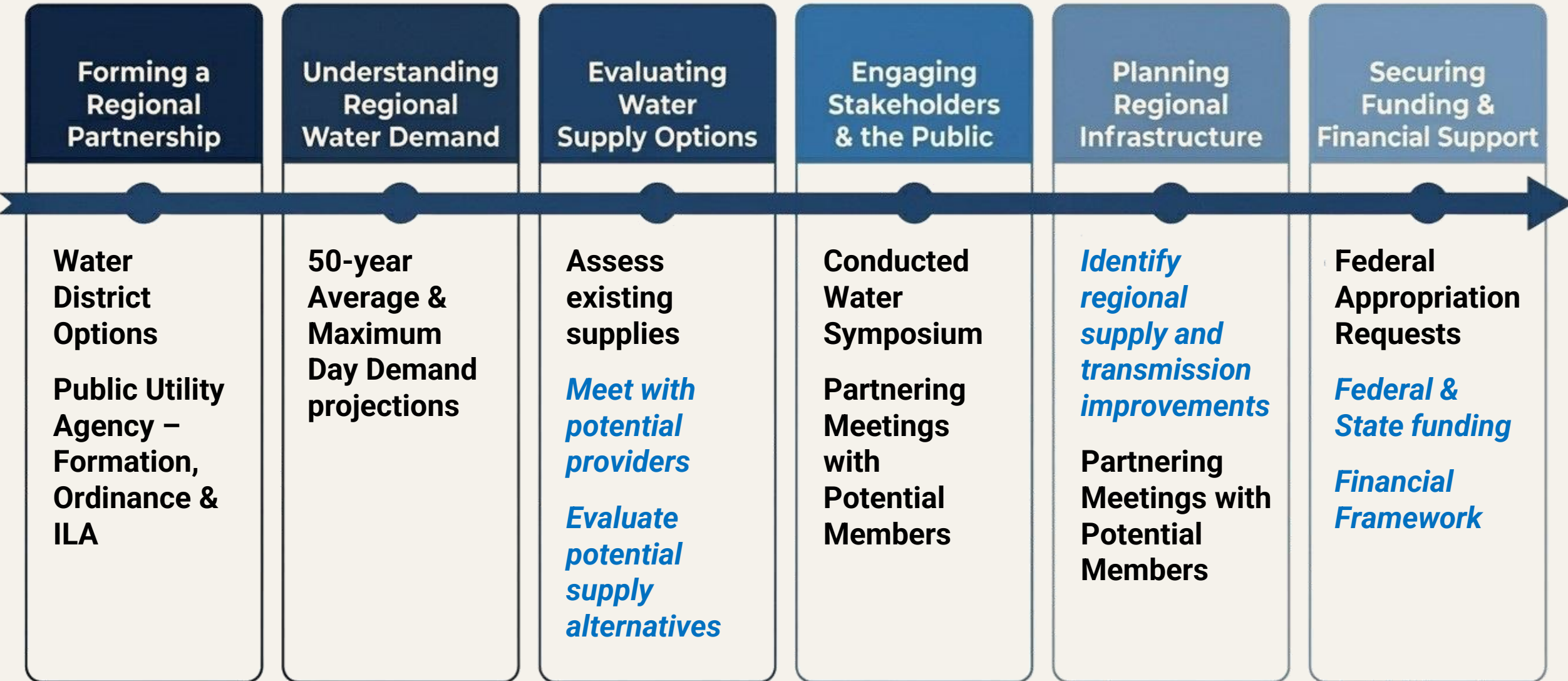
- Wholesale supply from TRWD via Fort Worth

# Goal of Water Supply Initiative



*Develop a solution to address **short-term** and **long-term** water needs for Parker County*

# Parker County Water Study Overview



**Legend:** Completed Efforts; *In Progress/Upcoming Efforts*

# Regional Collaboration Considerations



## Water Supply Challenges

- Groundwater Trajectory Not Sustainable
- Lack of Easy/Short-term Supply Options
- Scarcity of Water



## Cost and Funding Challenges

- Escalating Construction Costs
- Costs Prohibitive for Single Entity Solutions



## Economic Development Impacts

- Lack of Water Supply Could Limit Growth



## Barriers to Working Collaboratively

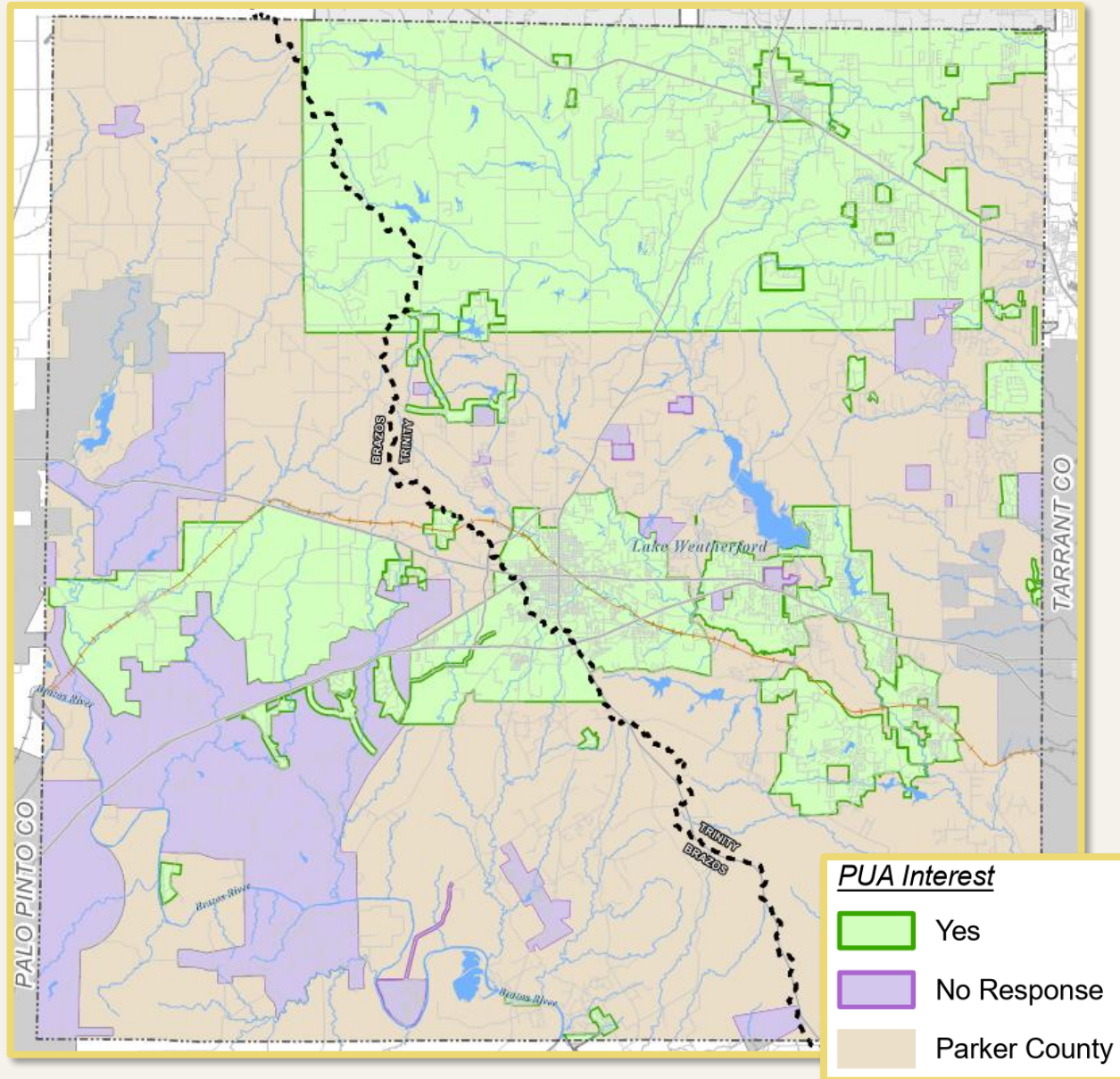
- No Existing Structure



# Regional Entity Options

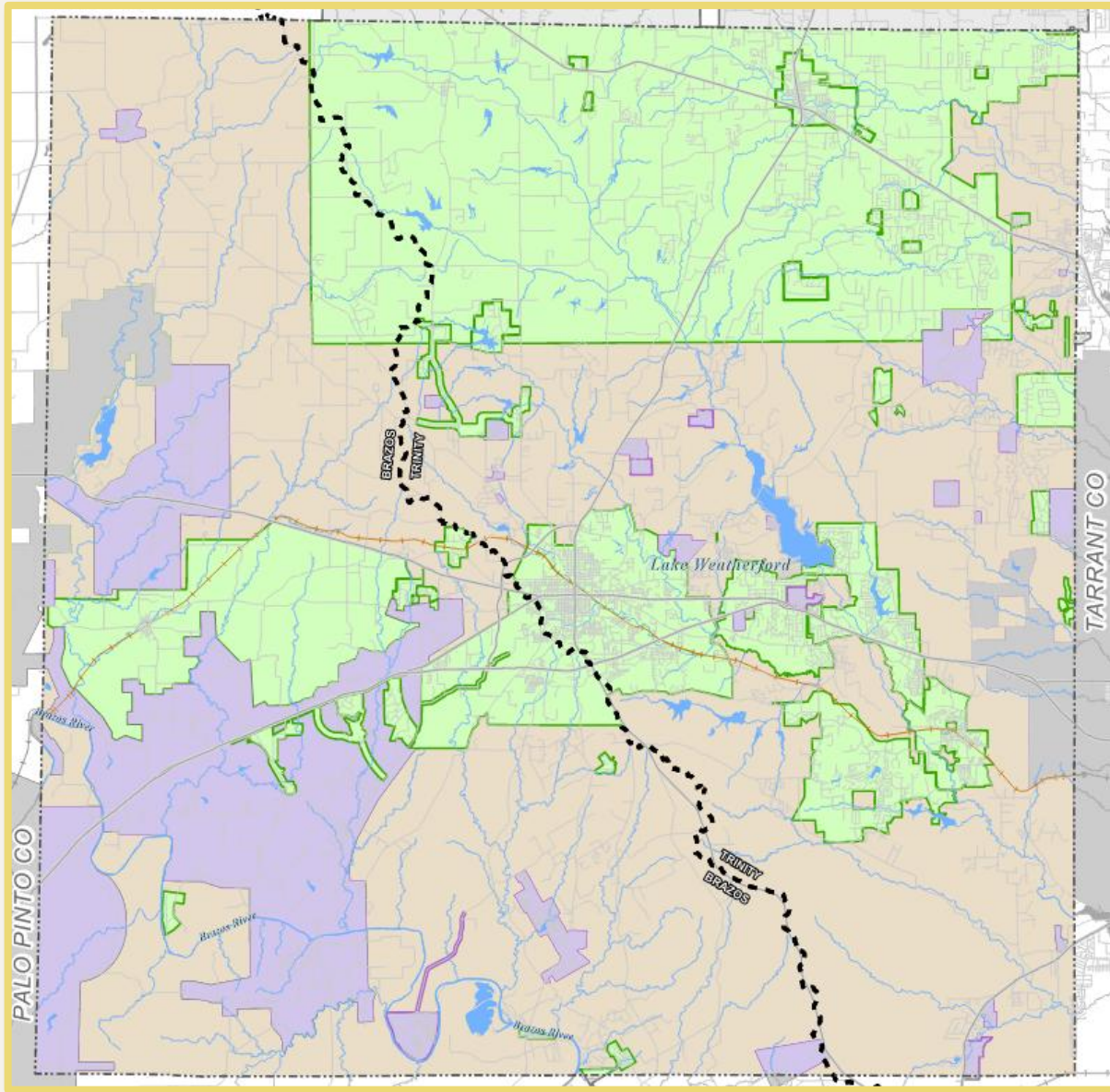
| Consideration          | Public Utility Agency  | Water District  |
|------------------------|--|---|
| Creation Process       | Concurrent Ordinances of Public Entities   | Legislation / Local Bill  |
| Governance             | Board of Directors<br><i>Appointed by Participating Public Entities</i>  | Determined by Legislation; however, a district with taxing authority must have elected Board members                      |
| Boundaries/<br>Members | Members Added or Removed by Concurrent Ordinances; boundaries of Agency follow boundaries of Participating Public Entities | Determined by Legislation; however, boundaries of a district with taxing authority must follow Landowner petition process |
| Taxing Authority       | No   | Determined by Legislation   |
| Debt Issuance          | Yes; revenue debt<br><i>(TWDB funding eligible!)</i>   | Determined by Legislation   |
| Eminent Domain         | Yes, but not for water rights  | Determined by Legislation   |
| Public Bidding         | Yes over \$20K<br><i>(with advertising requirements)</i>   | Determined by Legislation   |

# Benefits of the PUA



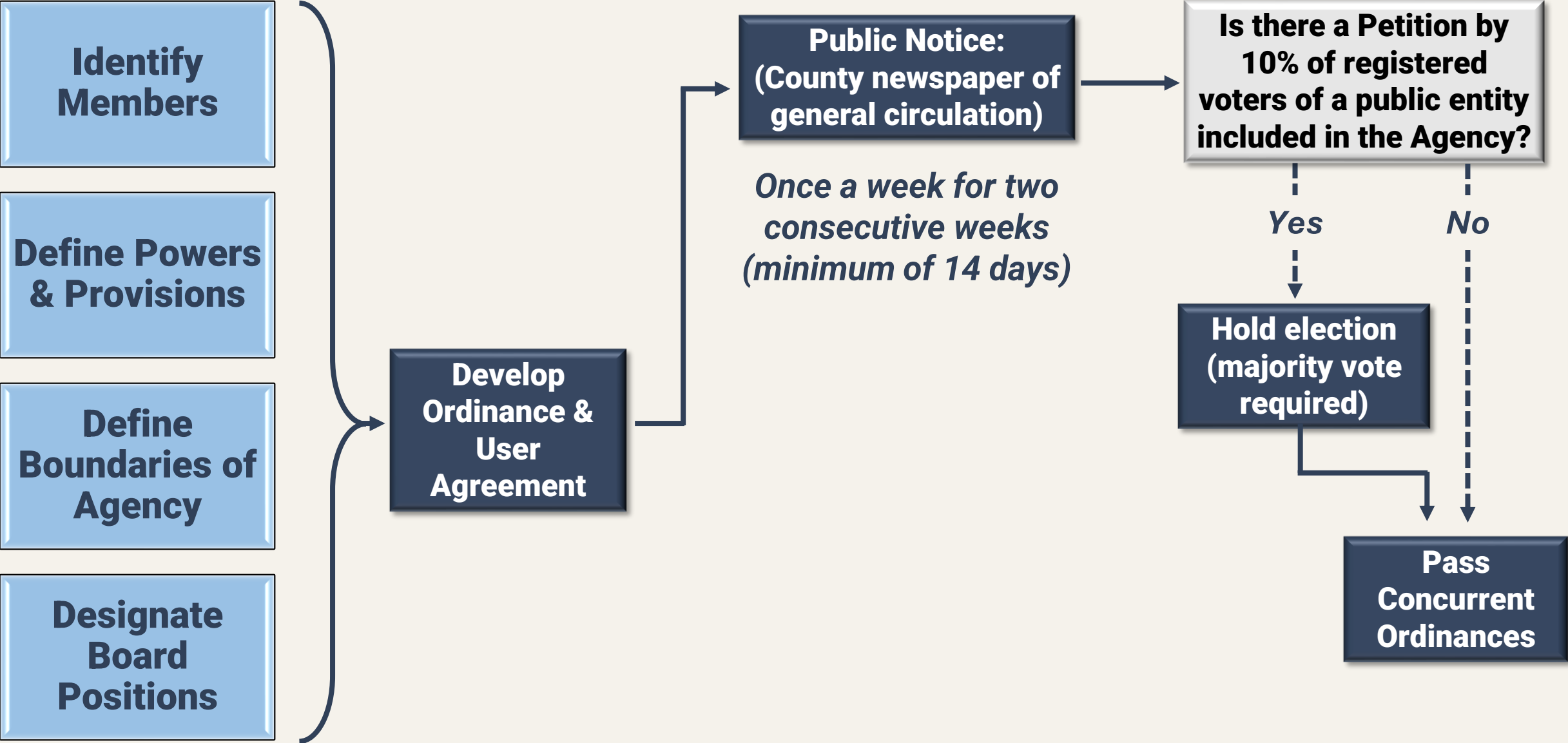
- Efficiencies and Economies of Scale
- Providing Administrative Support
- Implementing and Financing Water Supply Strategies and Increased Funding Options
- Planning for Undeveloped and Unincorporated Areas

# Potential Members



- Aledo
- Annetta
- Aqua Texas
- Brock
- Hudson Oaks
- Millsap
- Peaster
- Rio Brazos WSC
- Springtown
- Walnut Creek SUD
- Weatherford
- Willow Park
- Parker County

# PUA Formation Process



# Ordinance & User Agreement Components



## Ordinance

- Participating Entities & Boundaries/Service Area
- Board Membership, Requirements, Qualifications and Terms
- Board Positions and Procedures
- Agency Powers
- Voting
- Fiscal Year



## User Agreement

- Cost Sharing for Initial Funding
- Allowance for reimbursement
- Term of Agreement
- Fiscal Agent

# Ordinance & User Agreement Components

| Ordinance            |   | ILA/User Agreement |   |
|----------------------|---|--------------------|---|
| Board Membership     | 4-year terms with no term limits; staggered terms | Term of Agreement  | 5- years, renewable annually after initial term |
| Board Qualifications | Qualified Texas voter, at least 18 years of age   | Fiscal Agent       | Parker County                                   |
| Fiscal Year          | October 1 – September 30                          |                    |   |

# PUA Membership Rules (TLGC 572.053)

## *Before Debt Issuance:*

- Members may join or exit with proper notice

## *After Debt Issuance:*

- Members would need to transfer/pay off debt obligation and sell supply reservation to other members
- PUA water rates are shared by all members

*The PUA encourages stability and protection of investments towards long-term infrastructure*



# Cost Sharing Tiers



**Aledo**

| Qualification        | Individual Annual Cost Share |
|----------------------|------------------------------|
| Population <1k       | \$5,000                      |
| Population 1k - 3k   | \$10,000                     |
| Population 3k - 5k   | \$15,000                     |
| Population 5k - 10k  | \$20,000                     |
| Population 10k - 15k | \$25,000                     |
| Population 15k - 20k | \$30,000                     |
| Population >20k      | \$50,000                     |
| UTGCD                | \$25,000                     |
| County               | \$100,000                    |

# Initial Annual Cost Sharing

| Entity           | Annual Cost Share |
|------------------|-------------------|
| Aledo            | \$20,000          |
| Annetta          | \$15,000          |
| Aqua             | \$15,000          |
| Brock            | \$5,000           |
| Hudson Oaks      | \$15,000          |
| Millsap          | \$10,000          |
| Parker County    | \$100,000         |
| Peaster          | \$5,000           |
| Rio Brazos WSC   | \$5,000           |
| Springtown       | \$15,000          |
| UTGCD            | \$25,000*         |
| Walnut Creek SUD | \$50,000          |
| Weatherford      | \$50,000          |
| Willow Park      | \$20,000          |
| <b>Total</b>     | <b>\$350,000</b>  |

*\*Additional in-kind services to be contributed*

# Draft Budgeting Guidelines

| Expense                                      | Potential Annual Budget |
|--|-------------------------|
| General Admin                                | \$125,000               |
| Bookkeeping/Auditor                          |                         |
| Overhead                                     |                         |
| Legal  |                         |
| PR/Communications                            | \$70,000                |
| Base-Level Engineering                       | \$50,000                |
| Miscellaneous                                | \$55,000                |
| <b>Total <i>without</i> GM + Admin Staff</b> | <b>\$300,000</b>        |
| <b>Total <i>with</i> GM + Admin Staff*</b>   | <b>\$500,000</b>        |

*\*GM + Admin Staff could provide services that would otherwise be performed by consultants.*

# PUA Phasing

## *Initial Phase*

- PUA continues to explore water supply & infrastructure options
- No infrastructure or construction costs



## *Infrastructure Phase*

- Known, planned infrastructure projects and costs
- Participation in infrastructure capacity basis of cost share

# PCPUA Formation Timeline



*14 days minimum required for advertisement*

# Why Form and Join the Parker County PUA?



Creates a formal structure for regional cooperation



Strengthens competitiveness for state and federal funding



Allows coordinated infrastructure planning



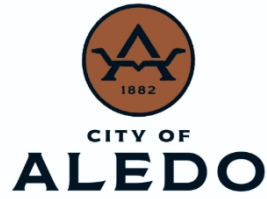
Preserves local representation while advancing shared solutions



Positions participating entities for long-term water reliability

# Questions?

Parker County Water | [pc\\_water@freese.com](mailto:pc_water@freese.com)  
<https://www.parkercountywaterplan.com>



**Date:** June 4, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Approve City Council Minutes

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**Summary:**

Consider approval of minutes from the May 7, 2026 Regular City Council Meeting.

**Attachments:**

1. 2026.05.07 Minutes



**Regular City Council Meeting**  
Thursday, May 7, 2026, at 6:00 PM

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**Minutes**

The Aledo City Council convened on Thursday, May 7, 2026, at 06:00 PM, in the Aledo Council Chambers | Aledo Municipal Complex, 200 Old Annetta Road, 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  
Councilmember / Mayor Pro Tem Shawna Ford  
Councilmember Ben Clark  
Councilmember Todd Covington (arrived during Executive Session)  
Councilmember Summer Jones  
Councilmember Elect Melanie Allen  
Councilmember Elect Matt Poston

**Staff Present**

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

**1. Call to Order**

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

**2. Invocation**

Mayor Shane Davis led the invocation.

**3. Pledge of Allegiance**

Mayor Shane Davis led the Pledge of Allegiance to the United States flag.

**4. Items Related to the City of Aledo Elections**

**a. Consider approval of Resolution No. 2026-R-09 ratifying the March 31, 2026 Special Election results and declaring Melanie Allen elected to the position of Aledo City Council Place 4.**

MOTION by Shawna Ford, second by Summer Jones, to approve Resolution No. 2026-R-09 ratifying the March 31, 2026 Special Election results and declaring Melanie Allen elected to City Council Place 4. MOTION CARRIED by unanimous vote.

**b. Recognition of Outgoing Councilwoman / Mayor Pro Tem Shawna Ford**

City Manager Candice Edmondson presented Councilwoman Ford with a plaque and other gifts of appreciation and thanked her for her service and dedication to the City of Aledo.

Councilwoman Ford expressed her gratitude and appreciation for the opportunity to serve the residents of Aledo.

**c. Administer Oaths of Office to Newly-Elected Council Members**

City Secretary Staci King administered the Oath of Office to Matt Poston, Place 3, and Melanie Allen, Place 4.

**d. Comments from Newly-Elected Council Members**

Councilman Matt Poston and Councilwoman Melanie Allen expressed their appreciation for the opportunity to serve the City of Aledo and its residents.

**5. Presentations**

**a. Presentation of Public Service Recognition Week Proclamation**

Mayor Davis read the following in recognition of Public Service Recognition Week: Whereas the week of May 3 through May 9, 2026, is designated as “Public Service Recognition Week,” honoring the individuals who serve in federal, state, and local government and provide essential services that communities rely on every day; and whereas Public Service Recognition Week provides an opportunity to recognize the valuable contributions of public servants and to celebrate their commitment to serving communities at all levels of government; and whereas millions of individuals dedicate their careers to public service in cities, counties, states, and federal agencies across the United States and around the world; and whereas public servants play a vital role in supporting strong communities by maintaining infrastructure, delivering critical services, and fostering conditions that support economic vitality and quality of life; and whereas public servants work diligently each day to protect the health, safety, and well-being of the communities they serve, often responding to challenges and emergencies with professionalism and care; and whereas public service is a noble calling that requires dedication, integrity, and a commitment to the public good; and whereas the City Council of the City of Aledo commends the dedication and professionalism of the City of Aledo staff, whose daily efforts enhance the quality of life for residents and contribute to making Aledo an exceptional community. Now, therefore, I, Shane Davis, Mayor, on behalf of the City Council of the City of Aledo, do hereby recognize and honor the contributions of all public servants by officially proclaiming May 3 – May 9, 2026, as Public Service Recognition Week and encourage all residents of Aledo to recognize and appreciate the individuals who serve their community each day.

**6. Citizen Appearances**

No one came forward to address the Council.

**7. Consent Agenda**

**a. Approve the April 2, 2026 Regular City Council Meeting Minutes**

**b. Approve an Interlocal Agreement between Parker County and City of Aledo for library services**

**c. Approve the City of Aledo's membership in the Texas Municipal League**

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

## 8. Items Requiring Public Hearing

### a. **PUBLIC HEARING: Consider Your Personal Chef Economic Development Incentive Agreement (First Reading)**

Candice Edmondson, City Manager, briefed the Council on this item. She explained that staff had received an Infrastructure Rebate Program application from Your Personal Chef, requesting a rebate equal to 50% of new sales tax generated over a five-year period. Your Personal Chef is expanding its building footprint in order to expand daily food offerings and increase sales activity.

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

MOTION by Ben Clark, second by Summer Jones, to approve the first reading of the Your Personal Chef Economic Development Agreement. MOTION PASSED by unanimous vote.

### b. **PUBLIC HEARING: Consider approval of Ordinance No. 2026-O-17 amending the City of Aledo Unified Development Code (UDC) by establishing the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards, and corresponding references to the new district throughout the Unified Development Code (UDC).**

Grant Fore, Senior Planner, Berkley Group, presented the item to Council. He explained that Texas Senate Bill 785, proposed and adopted during the 2025-2026 legislative session, goes into effect on September 1, 2026. This law pertains to the regulation of U.S. Department of Housing and Urban Development (HUD)-code manufactured homes at the local level and requires non-discretionary permitting and by-right zoning. Currently, the City's UDC does not clearly provide a dedicated zoning district for manufactured homes, nor does it fully align with the upcoming state requirements regarding their placement and regulation. In order to comply with the newly enacted law under Senate Bill 785, staff is proposing to create a new residential zoning district - Manufactured Homes (MH) District, allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities.

Mayor Davis opened the public hearing at 6:33 p.m. No one came forward to speak in favor of or opposition to the proposed ordinance. Mayor Davis closed the public hearing.

MOTION by Summer Jones, second by Ben Clark, to approve Ordinance No. 2026-O-17, establishing a Manufactured Home (MH) zoning District. MOTION PASSED by unanimous vote.

## 11. Executive Session

### c. **Section 551.074 - Personnel Matters. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or**

**employee; or to hear a complaint or charge against an officer or employee, to include:**

- i. Municipal Court Judge**
- ii. Planning and Zoning Commission Appointments**
- iii. Library Board Appointments**

Mayor Davis moved this item up in the agenda order.

Mayor Davis recessed the meeting into Executive Session at 6:34 p.m.

Mayor Davis called the meeting back to Regular Session at 7:24 p.m.

## **9. Regular Agenda**

- a. Consider approval of a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.**  
Grant Fore, Senior Planner, Berkley Group, presented the item to Council. The Planning and Zoning Commission met on April 9, 2026, and voted unanimously to recommend approval of the preliminary plat, subject to the applicant, TNP Engineering, addressing all City of Aledo review comments. The applicant is proposing to develop the Shaw Ranch subdivision to include 103 residential lots, ranging from approximately 7,000 to 16,000 square feet, and three open-space lots. The property is zoned R-1 Single-Family residential. All comments have been addressed by the applicant.

MOTION by Ben Clark, second by Summer Jones, to approve the Shaw Ranch Preliminary Plat as presented. MOTION PASSED by unanimous vote.

- b. Consider appointment of Municipal Judge**  
MOTION by Ben Clark, second by Summer Jones, to table the appointment of a Municipal Court Judge. MOTION PASSED by unanimous vote.
- c. Consider appointment of Planning and Zoning Commission members**  
MOTION by Ben Clark, second by Matt Poston, to appoint the following to the Planning and Zoning Commission:
- Place 1 - Rebecca Griffith
  - Place 4 - Ryan Henning
  - Place 5 - Derek Sellers
  - Alternate 2 - Jeff Streetman
- MOTION PASSED by unanimous vote.
- d. Consider appointment of Library Board members**  
MOTION by Summer Jones, second by Melanie Allen, to appoint the following to the Library Advisory Board: Pam Christiansen, Rhonda Cooper, Rachel Malone, Amanda Streetman, Melissa Handley, and alternate members Kit Marshall, and James Hollis; Chair is Melissa Handley. MOTION PASSED by unanimous vote.

## 10. Staff Presentations

### a. 2026 Aledo Summer Blast Preview

Laura Weber, Communications and Events Manager, updated Council on Aledo Summer Blast. She shared that this year's spotlight sponsors were HEB, KB Home, Magnaflow Environmental, Steele and Freeman, and UTA West, with Myser Orthodontics sponsoring the Kid Zone. She also explained that Freese and Nichols would use this event as an opportunity to gather public input on the City of Aledo Comprehensive Plan.

### b. 2026 Aledo Public Library Summer Reading Program

Beck Gorman, Library Director, updated Council on the Aledo Public Library and Summer Reading Program. She said that checkouts are up from last year, ranging from 50% to 78% each month, and new library card registrations are up from last year, ranging from 68% to 203% each month. Ms. Gorman said this is an exciting trend because summer break tends to increase those numbers even more. Last year the library hosted 46 programs with approximately 1500 attendees; this year, the library has planned additional events with various interests and age ranges in mind.

## 11. Executive Session

Mayor Davis recessed the meeting into Executive Session at 7:48 p.m.

*Councilmember Covington joined the meeting while Council was in Executive Session.*

### 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:

- i. Dean Ranch Development Conversation
- ii. Grand Prairie v. State
- iii. Aledo and Fort Worth vs. Willow Park
- iv. Petition for Release from Extraterritorial Jurisdiction
- v. Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant Program
- vi. FM 1187 Utility Infrastructure Funding

### 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:

- i. Dean Ranch Development Conversation

**ii. Downtown Development**

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

Mayor Davis called the meeting back to regular session at 8:49 p.m.

Mayor Davis entertained a motion to approve a Petition for Release from the City of Aledo's Extraterritorial Jurisdiction for the property located at 10450 East Bankhead Highway. No motion was made; no action taken.

**13. Mayor and Councilmember Comments**

**14. City Manager Comments**

**15. Adjourn**

The meeting was adjourned at 8:51 p.m.

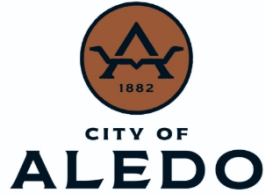
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Shane Davis, Mayor

ATTEST:

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Staci L. King, City Secretary



**Date:** June 4, 2026  
**To:** City Council  
**From:** Carol Riddle, Police Chief  
**Subject:** Approve Resolution No. 2026-R-10 Designating Summer Blast as a Special Event

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**Summary:**

The City of Aledo hosts several special events throughout the year with a variety of activities and vendors who participate. The event areas are large and cover Aledo Veterans Park and Aledo Commons Park with patrons moving freely from vendor booths to food trucks to other event activities on foot. During these events, it is common to have vendors who sell alcoholic beverages in accordance with TABC laws and regulations. However, the City of Aledo has an ordinance prohibiting the consumption of open containers of alcoholic beverages in our city parks. Summer Blast will be held in Aledo Veterans Plaza and Aledo Commons Park. As a result, patrons who purchase alcoholic beverages during the event and walk around the event spaces will be in violation of our city ordinance regarding open containers of alcohol. Based on our current ordinance, there are no exceptions available for special events or language that allows for non-prosecution of this offense.

**Recommendation:**

To ensure compliance with laws, this recommendation is a Resolution designating Summer Blast as a special event on June 6, 2026, and allowing public possession and consumption of alcoholic beverage open containers between the hours of 1800-2200 in the identified event area. This exemption will only be in effect for the date and time specified in the resolution.

**Fiscal Impact:**

None

**Attachments:**

1. Summer Blast Event Area
2. Res. No. 2026-R-10 Summer Blast 2026 Special Event



**RESOLUTION NO. 2026-R-10**

**A RESOLUTION OF THE CITY OF ALEDO, TEXAS, DESIGNATING SUMMER BLAST AS A SPECIAL EVENT AND AUTHORIZING OPEN CONTAINERS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aledo, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council of the City has previously adopted Ordinance 2025-O-25 authorizing public consumption of alcohol and open containers in the Downtown Business District and certain City Parks during special events; and

**WHEREAS**, the City Council desires to designate Summer Blast 2026 as a special event and provide parameters for the public consumption of alcohol and possession of open containers during the event.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, THAT:**

**SECTION 1.**

All of the above premises are hereby found to be true and correct factual and legislative determinations of the City, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**SECTION 2.**

The City Council hereby designates Summer Blast 2026 as a special event for which public consumption of alcohol in Aledo Commons Park and Aledo Veterans Park, as shown on the map attached hereto as Exhibit “A”, is permitted.

**SECTION 3.**

Summer Blast 2026 shall occur on June 6, 2026, from 6:00 pm to 10:00 pm. Public consumption of alcohol and possession of open containers shall be permitted only during these times.

**SECTION 4.**

This Resolution shall be in full force and effect from and after its passage.

**PASSED AND APPROVED this 4<sup>th</sup> day of June, 2026.**

\_\_\_\_\_  
Shane Davis, Mayor

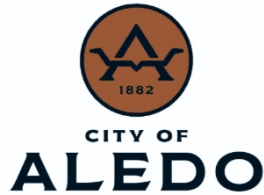
ATTEST:

\_\_\_\_\_  
Staci King, City Secretary

APPROVED AS TO FORM AND LEGALITY:

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Alicia K. Kreh, City Attorney



**Date:** June 4, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** **PUBLIC HEARING:** Consider Your Personal Chef Economic Development Incentive Agreement (Second Reading)

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**Summary:**

The Infrastructure Cost Rebate Program is intended to encourage private investment within the City's Targeted Augmentation Zone by supporting projects in designated business categories. Participation in the program requires a public-private agreement executed under Section 380 of the Local Government Code and is limited to eligible infrastructure-related construction costs associated with new development or qualifying expansions.

In December, City staff received an Infrastructure Rebate Program application from Your Personal Chef, requesting a rebate equal to 50% of new sales tax generated over a five-year period. The Aledo Economic Development Corporation (AEDC) reviewed this request at its January meeting and requested additional information related to the proposed project.

Your Personal Chef is currently expanding its building footprint to increase its sales area and add two new restrooms and office space. These improvements are intended to support expanded daily food offerings and increased sales activity.

Following additional analysis by staff, the AEDC approved the rebate request at its March 24, 2026 meeting. City Council subsequently discussed the request in Executive Session at its April 2, 2026 meeting and provided direction to participate in the incentive.

The City Attorney prepared a formal Chapter 380 Agreement outlining the terms of the incentive, which was considered and approved by the AEDC at its April 28 meeting. The agreement is now being presented to City Council for consideration and approval and will require two readings. The first reading was held at the May 7, 2026 Council meeting.

**Recommendation:**

Staff recommends City Council approve the Economic Development Incentive Agreement with Your Personal Chef.

**Fiscal Impact:**

Under the proposed agreement, the City and AEDC will provide a sales tax rebate equal to 50% of new sales tax generated by the business over a five-year term. Payments are made annually based on actual sales tax receipts and are contingent upon the business remaining in operation and in compliance with the terms of the agreement. The total rebate amount is capped and tied directly to the actual performance of the business. The agreement also includes provisions related to reporting, audit rights, and repayment obligations in the event of default or non-compliance.

**Attachments:**

1. Your Personal Chef Economic Development Incentive Agreement



local economic development and to stimulate business and commercial activity within City's corporate limits; and

**WHEREAS**, AEDC has adopted programs for promoting economic development; and

**WHEREAS**, the Development Corporation Act, Chapters 501-505 of the Texas Local Government Code, as amended (the "Act"), authorizes AEDC to provide funds for projects, including expenditures for renovation and expansion suitable for new or expanded business enterprises; and

**WHEREAS**, AEDC has determined, under Section 505.158 of the Texas Local Government Code, that the grants to be made herein are expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises and constitute a "project," as that term is defined in that Section and the Act; and

**WHEREAS**, City has determined that making an economic development grant to Company in accordance with this Agreement is in accordance with the City of Aledo economic development program and will: (i) further the City's objectives; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity within City corporate limits.

**NOW, THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

#### **Article I: Term**

This Agreement shall be effective on the last date of execution hereof ("**Effective Date**") and shall continue until the Expiration Date, unless sooner terminated as provided herein.

#### **Article II: Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

**"Bankruptcy or Insolvency"** shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

**"Capital Investment"** shall mean the Company's capitalized cost for the construction of the Infrastructure and/or Company's capitalized cost to construct, equip, and furnish the

Improvements.

**"Commencement Date"** shall mean the effective date of this Agreement.

**"Consummated"** shall have the same meaning assigned by Texas Tax Code, Section 321.203, or its successor.

**"Expiration Date"** shall mean the fifth (5<sup>th</sup>) anniversary of the Commencement Date.

**"Force Majeure"** shall mean an occurrence of any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy; war; riot; terrorism; civil commotion; insurrection; government or de facto governmental action, restrictions, or interferences (unless caused by the intentional acts or omissions of the Party); strikes, slowdowns, or work stoppages; incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area in which the Improvements are located that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders; construction delays or unavailability of supplies, materials, or labor; necessary condemnation proceedings; or any other circumstances that are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, in which case the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after the last day of the month of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

**"Impositions"** shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or any property or any business owned by Company within the City of Aledo corporate limits.

**"Improvements"** shall mean the expansions and renovations to a building containing approximately 2,230 square feet of restaurant space as depicted on **Exhibit "C"** and other ancillary facilities such as reasonably required parking and landscaping to be constructed on the Land, to be more fully described in the submittals filed by Company with the City of Aledo from time to time in order to obtain a building permit(s).

**"Infrastructure"** shall have the meaning assigned by Section 501.103, Texas Local Government Code, as amended.

**"Land"** shall mean the real property depicted in Exhibit "A" and described in Exhibit "B."

**"Company"** shall mean Your Personal Chef, a limited liability company.

**"Company Affiliate"** shall mean an entity related to Company by direct or indirect common or overlapping majority ownership or control.

**"Company Books and Records"** shall have the meaning set forth in Section 3.2 hereof.

**"Maximum AEDC Sales and Use Tax Grant Amount"** shall mean the cumulative payment of the AEDC Sales and Use Tax Grant.

**"Maximum Sales and Use Tax Grant Amount"** shall mean the cumulative payment of the City Sales and Use Tax Grant, and AEDC Sales and Use Tax Grants.

**"Payment Request"** shall mean a written request from Company to City for payment of a Sales and Use Tax Grant accompanied by the Sales and Use Tax Certificate for the applicable Reporting Period and invoices, receipts, bills, and other records to evidence the costs incurred and paid by Company for the necessary Infrastructure for the Improvements.

**"Related Agreements"** shall mean any agreement (other than this Agreement) by and between Grantors and Company and/or any Company Affiliate.

**"Reporting Period"** shall mean each consecutive twelve (12) month period during the term of this Agreement provided, however, the first Reporting Period shall begin with the calendar month immediately following the Commencement Date.

**"Required Use"** shall mean Company's continuous occupancy of the Improvements and the continuous operation of Your Personal Chef, during the term of this Agreement.

**"AEDC Sales and Use Tax"** shall mean the one-half of one percent (0.5%) Sales and Use Tax imposed pursuant to the Development Corporation Act, Chapter 501, Texas Local Government Code, on behalf of AEDC, on the sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period.

**"Sales and Use Tax"** shall mean the following:

- (a) With respect to the City, the tax authorized and levied pursuant to Section 321.101 of the Texas Tax Code and payable into the general fund, currently established at one percent (1%), on sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period. City Sales and Use Taxes shall not include sales and/or use taxes levied and collected exclusively for special purposes (such as a Type A or Type B Corporation) created and operating under the Development Corporation Act, codified in subtitle C1 of Title 12, Texas Local Government Code. If the City, at its discretion, ever elects to, or the voters choose to, reallocate the City Sales and Use Tax and to levy less

than a one percent (1%) sales tax, then "Sales and Use Taxes" shall mean the amount of sales taxes actually received by the City arising from the actual City Sales and Use Tax levied on gross taxable sales. Should the voters or the City set the City Sales and Use Tax rate at more than one percent (1%), the "Sales and Use Tax," as referenced herein, will not exceed one percent (1%);

- (b) With respect to the AEDC, the tax authorized and levied pursuant to Chapter 505 of the Texas Local Government Code and payable into the general fund, currently established at one-half percent (0.5%), on sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period. If the AEDC, at its discretion, ever elects to, or the voters choose to, reallocate the AEDC Sales and Use Tax and to levy less than a one-half percent (0.5%) sales tax, then "Sales and Use Taxes" shall mean the amount of sales taxes actually received by the AEDC arising from the actual Sales and Use Tax levied on gross taxable sales. Should the voters set the AEDC sales and use tax rate at more than one-half percent (0.5%), the "Sales and Use Tax," as referenced herein, will not exceed one-half percent (0.5%).

**"Sales and Use Tax Grant"** shall mean the City Sales and Use Tax Grant and the AEDC Sales and Use Tax Grants as follows:

- (a) **"City Sales and Use Tax Grant"** shall mean an economic development grant to offset the costs of Infrastructure necessary for the Improvements incurred and paid by Company in the amount of fifty percent (50%) of all new Sales Tax Receipts received by City for the applicable Reporting Period generated by the Improvements, not to exceed the Maximum Sales Tax Grant Amount to be paid to Company as set forth herein, which shall be calculated by multiplying the new Sales Tax Receipts and the Use Tax Receipts received by the City for the given Reporting Period times 50%, less the administrative fee charged to City by the State of Texas for collection of the Sales and Use Taxes pursuant to Texas Tax Code, Section 321.503 or other applicable law, and any discount pursuant to Texas Tax Code, Section 151.423.

The following formula for the Sales and Use Tax Grant is provided for demonstrative purposes:

.25 (new Sales Tax Receipts x Use Tax Receipts) – Administrative Fee – Discounts.

- (b) **"AEDC Sales and Use Tax Grant"** shall mean an economic development grant to offset the costs of Infrastructure necessary for the Improvements incurred and paid by Company in the amount of fifty percent (50%) of all new Sales Tax Receipts received by AEDC for the applicable Reporting Period generated by the Improvements, not to exceed the Maximum Sales Tax Grant Amount to be paid to Company as set forth herein, which shall be calculated by multiplying the new Sales Tax Receipts and the Use Tax Receipts received by AEDC for the given Reporting Period times 50%, less the administrative fee charged to AEDC by the State of Texas for collection of the Sales and Use Taxes pursuant to Texas

Tax Code, Section 321.503 or other applicable law, and any discount pursuant to Texas Tax Code, Section 151.423.

The following formula for the Sales and Use Tax Grant is provided for demonstrative purposes:

.5 (new Sales Tax Receipts x Use Tax Receipts) – Administrative Fee – Discounts.

**"Sales and Use Tax Certificate"** shall mean a report provided by the State of Texas to City in accordance with Texas Tax Code, Section 321.3022 (or other applicable provision of the Texas Tax Code), which lists the amount of Sales and Use Tax (including any refunds, credits, or adjustments) paid to the State of Texas for the sale of Taxable Items by Company Consummated at the Improvements, or if requested by City, a certificate or other statement, containing such information in a form provided by Company reasonably acceptable to City, setting forth the total sale of Taxable Items by Company Consummated at the Improvements and Company's collection of Sales and Use Tax (including any refunds, credits or adjustments) paid to the State of Texas, for the sale of Taxable Items by Company Consummated at the Improvements, during the applicable Reporting Period, and such other information as City may reasonably request.

**"Sales and Use Tax Receipts"** shall mean: (i) with respect to City, City's receipts of Sales and Use Tax from the State of Texas (it being expressly understood that City's one percent (1%) Sales and Use Tax Receipts are being used only as a measurement for its use of general funds to make a grant for economic development purposes) attributable to the sale of Taxable Items by Company Consummated at the Improvements; and (ii) with respect to AEDC, AEDC's receipts of Sales and Use Tax from the State of Texas from Company collection of Sales and Use Tax (it being expressly understood that AEDC's one half of one percent (0.5%) Sales and Use Tax Receipts are being used only as a measurement for its use of general funds to make a grant for economic development purposes) attributable to the sale of Taxable Items by Company Consummated at the Improvements.

**"State of Texas"** shall mean the Office of the Texas Comptroller of Public Accounts (**"Comptroller"**), or its successor.

**"Taxable Items"** shall mean both "taxable items" and "taxable services" as those terms are defined by Chapter 151, Texas Tax Code, as amended.

## **Article III: Economic Development Grants**

### **3.1 Sales and Use Tax Grants.**

(a) Sales and Use Tax Grant Payment. Subject to the continued satisfaction of all terms and conditions of this Agreement by Company, and the obligation of Company to repay the Sales and Use Tax Grants pursuant to **Article V** hereof, Grantors agrees to provide Company with the Sales and Use Tax Grants not to exceed the Maximum Sales and Use Tax Grant Amount, until the Expiration Date. The Sales and Use Tax Grants shall be paid annually not later than ninety (90) days after receipt of the applicable Payment Request following the end of the applicable Reporting Period beginning with the First Reporting Period. Company may submit the Payment Request for a Sales and Use Tax Grant not later than thirty (30) days following the end of the applicable Reporting Period, beginning with the first Reporting Period but not later than ninety (90) days thereafter. Failure to timely submit a Payment Request for a given Sales and Use Tax Grant Reporting Period shall operate as a forfeiture of the Sales and Use Tax Grant for such Reporting Period.

(b) Adjustment Notification. Company shall promptly notify City in writing of any adjustments found, determined, or made by Company, the State of Texas, or by an audit that results, or will result, in either a refund or reallocation of Sales and Use Tax Receipts, the payment of Sales and Use Tax, or involving amounts reported by Company as subject to this Agreement. Such notification shall also include the amount of any such adjustment in Sales and Use Tax or Sales and Use Tax Receipts. Company shall notify City in writing not later than thirty (30) days after receipt of notice of the intent of the State of Texas to audit Company. Such notification shall also include the period of such audit or investigation.

(c) Adjustments. In the event Company files an amended Sales and Use Tax Return or Report with the State of Texas, or if additional Sales and Use Tax is due and owing by Company to the State of Texas, as determined, or approved by the State of Texas affecting Sales and Use Tax Receipts for a previous Reporting Period, then the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas approved amendment shall be adjusted accordingly (i.e., up or down, depending on the facts) provided City has received Sales and Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide City with a copy of any such amended Sales and Use Tax Return or Report, and the approval thereof by the State of Texas. Copies of any amended Sales and Use Tax Return or Report or notification from the State of Texas that additional Sales and Use Tax is due and owing by Company to the State of Texas, as determined by the State of Texas, affecting Sales and Use Tax Receipts for a previous Reporting Period shall be provided to City with the Payment Request for the next Reporting Period.

(d) Refunds and Underpayments of Sales and Use Tax Grants. In the event the State of Texas determines that Grantors erroneously received Sales and Use Tax Receipts, or that the amount of Sales and Use Tax paid to Company exceeds (or is less than) the correct

amount of Sales and Use Tax for a previous Reporting Period, for which Company has received a Sales and Use Tax Grant, Company shall, not later than sixty (60) days after receipt of notification thereof from Grantors specifying the amount by which such Sales and Use Tax Grant exceeded the amount to which Company was entitled pursuant to such State of Texas determination, adjust (up or down, depending on the facts) the amount claimed due for the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination in an amount equivalent to the overpayment received by Company. If Company does not adjust the amount claimed due for the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination, City (and on behalf of AEDC) may, at its option, adjust the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination in an amount equivalent to the overpayment received by Company. If the adjustment results in funds to be paid back to City, Company shall repay such amount to Grantors not later than sixty (60) days after receipt of such State of Texas determination. The provisions of this section shall survive termination of this Agreement.

(e) Sales and Use Tax Grant Payment Termination or Suspension. The payment of the Sales and Use Tax Grants shall terminate on the effective date of determination by the State of Texas or other appropriate agency or court of competent jurisdiction that the Improvements are not a place of business resulting in Sales and Use Taxes being due Grantors for the sale of Taxable Items by Company at the Improvements. In the event the State of Texas seeks to invalidate the Improvements as a place of business where Sales and Use Tax was properly remitted to the State of Texas (the "Comptroller Challenge"), the payment of Sales and Use Tax Grants by Grantors hereunder shall be suspended until such Comptroller Challenge is resolved in whole favorably to Grantors. In such event, Company shall not be required to return or refund Sales and Use Tax Grants previously received from Grantors provided Company is actively defending against and/or contesting the Comptroller Challenge and Company promptly informs Grantors in writing of such actions and with copies of all documents and information related thereto. If (i) the Comptroller Challenge is not resolved favorably to Grantors and/or the State of Texas determines (a) that Company does not have a place of business at the Improvements or (b) that the Improvements are not a place of business where the Sales and Use Tax was properly remitted to the State of Texas, and (ii) Sales Tax Receipts previously paid or remitted to Grantors relating to the Improvements are reversed, reallocated and required to be repaid to the State of Texas, then the obligation to pay the Sales and Use Tax Grant shall terminate and Company shall refund all Sales and Use Tax Grants received by Company from Grantors that relate to the Comptroller Challenge. Such refund shall be paid to Grantors not later than thirty (30) days after the date that the Comptroller Challenge required Grantors to repay the Sales Tax Receipts or is otherwise deducted from future Sales Taxes due to Grantors.

(f) Revenue Sharing Agreement. City and Company designate this Agreement as a "revenue sharing agreement," thereby entitling City to request annual Sales and Use Tax information from the Comptroller pursuant to Section 321.3022 of the Texas Tax Code, as amended, or other applicable law. City shall request in writing that the Comptroller issue Sales and Use Tax reports pursuant to Section 321.3022 for total sales of Taxable Items

Consummated at the Improvements by Company and the payment of Sales and Use Tax (the "**Sales Tax Reports**") for each of the qualified periods of the Sales and Use Tax Grants. To the extent that the release of any such reports or information regarding the Sales and Use Tax collected by Company for the sale of Taxable Items Consummated at the Improvements shall require the consent of Company, Company shall provide such consent to City. Company shall provide the sales tax identification numbers for Company so that payments can be verified by City.

(g) **Indemnification**. COMPANY AGREES TO DEFEND, INDEMNIFY, AND HOLD GRANTORS, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, LAWSUITS, JUDGMENTS, ATTORNEY FEES, COSTS, EXPENSES, AND DEMANDS BY THE STATE OF TEXAS THAT GRANTORS HAVE BEEN PAID ERRONEOUSLY, OVERPAID, OR INCORRECTLY ALLOCATED SALES AND USE TAX ATTRIBUTED TO THE SALE OF TAXABLE ITEMS BY COMPANY CONSUMMATED AT THE IMPROVEMENTS FOR ANY REPORTING PERIOD DURING THE TERM OF THIS AGREEMENT (COLLECTIVELY, A "CLAIM"). IT BEING THE INTENTION OF THE PARTIES THAT COMPANY SHALL BE RESPONSIBLE FOR THE REPAYMENT OF ANY SALES AND USE TAX GRANTS PAID TO COMPANY HEREIN BY GRANTORS THAT INCLUDES SALES AND USE TAX RECEIPTS THAT THE STATE OF TEXAS HAS DETERMINED WERE PAID ERRONEOUSLY, COLLECTED, DISTRIBUTED, OR ALLOCATED TO GRANTORS. THE INDEMNIFICATION SHALL NOT APPLY TO ANY LIABILITY RESULTING SOLELY FROM THE ERRORS OR OMISSIONS OF GRANTORS. THE PROVISIONS OF THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND DO NOT CREATE ANY OBLIGATIONS FROM OR GRANT ANY CONTRACTUAL OR OTHER RIGHTS TO ANY OTHER PERSON OR ENTITY, OTHER THAN OBLIGATIONS, IF ANY, THAT ARISE FROM COMPANY TO GRANTORS TO PERFORM OBLIGATIONS.

3.2 **Audit**. Company shall grant access to Grantors, or such other persons or entities designated by either the City or AEDC, at Company's offices during Company's normal business hours, for the purpose of inspecting such paper and electronic records, books, documents, tangible accounting procedures, tangible practices, or any other items related to Company's performance of this Agreement ("**Books and Records**"), provided that the City or AEDC provide not less than two (2) business days' prior notice. Grantors or their representatives shall not unreasonably disrupt Company's operations during the performance of such inspection and audit. The foregoing, notwithstanding all records, books, documents, accounting procedures, practices, or any other items relevant to the performance of this Agreement, shall be subject to examination or audit by Grantors, or such other persons or entities designated by Grantors, in accordance with state and federal laws, regulations, or directives applicable to Company's performance of this Agreement. Grantors agree, to the extent allowed by law, to maintain the confidentiality of the Books and Records.

3.3 **Current Revenue**. The Sales and Use Tax Grants shall be paid solely from annual

appropriations from AEDC's general funds and the City's general funds or from such other City funds as may be legally set aside for such purpose consistent with Article III, Section 52(a) of the Texas Constitution.

3.4 Grant Limitations. Under no circumstance shall Grantors' obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Provided, however, Grantors agree during the term of this Agreement to make a good faith effort to appropriate funds each year to pay the Sales and Use Tax Grants for the then ensuing fiscal year. Grantors shall not be obligated to pay any commercial bank, lender, or similar institution for any loan or credit agreement made by Company. None of Grantors' obligations under this Agreement shall be pledged or otherwise encumbered by Company in favor of any commercial lender and/or similar financial institution.

#### **Article IV: Conditions to Grants**

Grantors' obligation to pay the Sales and Use Tax Grants shall be conditioned upon the compliance and satisfaction by Company of the terms and conditions of this Agreement and each of the conditions set forth in this Article IV provided that failure to meet a condition shall not prevent the payment of the applicable Sales and Use Tax Grant prior to the specified deadline for satisfaction of the condition.

4.1 Payment Request. Company shall, as a condition precedent to the payment of each Sales and Use Tax Grant, timely provide City (acting for itself and AEDC) with the applicable Payment Request.

4.2 Good Standing. Company shall not have an uncured breach or default of this Agreement or a Related Agreement.

4.3 Required Use. During the term of this Agreement, beginning on the Commencement Date and continuing until the Expiration Date, the Improvements shall not be used for any purpose other than the Required Use, and the operation of the Improvements in conformance with the Required Use shall not cease for more than thirty (30) continuous days, except in connection with, and to the extent of, an event of Force Majeure or casualty.

4.4 Construction Schedule. Commencement of Construction of the Improvements has commenced and subject to events of Force Majeure to cause Completion of Construction of the Improvements to occur on or before July 1, 2026.

4.5 Continuous Occupancy. Company shall, beginning on the Commencement Date and continuing thereafter until the Expiration Date, continuously own and occupy the Improvements.

4.6 Sales and Use Tax Certificate. As a condition to the payment of each Sales and Use Tax Grant hereunder, Grantors shall have timely received a Sales and Use Tax Certificate for the applicable Reporting Period for which payment of a Sales and Use Tax Grant is requested. Grantors shall have no duty to calculate the Sales Tax Receipts or determine the entitlement of Company to any Sales and Use Tax Grant or pay any Sales and Use Tax Grant during the term of

this Agreement until such time as Company has provided City a Sales and Use Tax Certificate for the applicable Reporting Period. City may, but is not required to, provide Company with a form for the Sales and Use Tax Certificate required herein. Company shall provide such additional documentation as may be reasonably requested by Grantors to evidence, support, and establish the Sales and Use Tax paid and collected for the sale of Taxable Items by Company Consummated at the Improvements and received by Grantors from the State of Texas. Grantors agree, to the extent allowed by law, to maintain the confidentiality of the Sales and Use Tax Certificate.

4.7 Capital Investment. The Capital Investment shall be at approximately \$435,773.00 as of the Commencement Date.

4.8 Schedule of Jobs. Company anticipates that following the Commencement Date, existing employment positions shall be retained at the Improvements.

### **Article V: Termination**

5.1 Termination. This Agreement shall terminate upon the Expiration Date unless terminated earlier as follows:

- (a) By written agreement of the Parties;
- (b) On the date of termination set forth in a written notice provided by a Party to the other Parties in the event the other Party breaches any of the terms or conditions of this Agreement or a Related Agreement, and such breach is not cured on or before the thirtieth (30<sup>th</sup>) day after the non-breaching Party sends written notice to the breaching Party of such breach;
- (c) On the date of termination set forth in a written notice by City (and on behalf of AEDC) to Company if Company suffers an event of Bankruptcy or Insolvency;
- (d) On the date of termination set forth in a written notice by City (and on behalf of AEDC) to Company if any Impositions owed to City or the State of Texas by Company shall become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (e) On the date of termination set forth in a written notice by a Party to the other Party if either Party receives notice that any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal, or unenforceable; or
- (f) On the date of payment of the Maximum Sales and Use Tax Grant Amount.

5.2 Repayment. In the event this Agreement is terminated by City pursuant to Section 5.1 (b), (c), (d), or (e), Company shall immediately refund to City (and on behalf of AEDC) an amount equal to the Sales Tax Grants paid by Grantors to Company preceding the date of such termination, plus interest at the rate of interest periodically announced by the *Wall Street Journal* as the prime

or base commercial lending rate, or if the *Wall Street Journal* shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by City) as its prime or base commercial lending rate from the date on which each Sales Tax Grant is paid by Grantors until each such Sales Tax Grant is refunded by Company. The repayment obligation of Company set forth in this Section shall survive termination.

5.3 Right of Offset. City (on behalf of City and AEDC) may, at its option, offset any amounts due and payable under this Agreement or a Related Agreement against any debt (including taxes) lawfully due to City from the Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether the debt due City has been reduced to judgment by a court.

## **Article VI: Miscellaneous**

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned without the express written consent of the City Manager and the AEDC Executive Director.

6.2 Limitation on Liability. It is understood and agreed between the Parties that Company, in satisfying the conditions of this Agreement, has acted independently, and City and AEDC assume no responsibilities or liabilities to third parties in connection with these actions. **COMPANY AGREES TO INDEMNIFY AND HOLD HARMLESS CITY AND AEDC FROM ALL SUCH CLAIMS, SUITS, AND CAUSES OF ACTIONS, LIABILITIES, AND EXPENSES OF ANY NATURE WHATSOEVER BY A THIRD PARTY ARISING OUT OF COMPANY'S FAILURE TO PERFORM ITS OBLIGATIONS UNDER THIS AGREEMENT.**

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the Parties.

6.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day received if sent by courier or otherwise hand-delivered.

If intended for City or AEDC, to:

With a copy to:

Attn: Candice Edmondson  
City Manager  
City of Aledo, Texas  
200 Old Annetta Road,  
Aledo, Texas 76008

Alicia Kreh  
City Attorney  
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.  
6000 Western Place, Ste 200  
Fort Worth, Texas 76107

If intended for Company, to:

Your Personal Chef  
Attn: Chris & Janet Coble  
213 E. Oak Street  
Aledo, Texas 76008

6.6 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement.

6.7 Governing Law. The Agreement shall be governed by the laws of the State of Texas without regard to any conflict of law rules. Exclusive venue for any action concerning this Agreement shall be in the State District Court of Parker County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that, in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in identical counterparts. Each of the counterparts shall be deemed an original instrument, but all the counterparts shall constitute one and the same instrument.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement, shall survive termination.

6.13 Employment of Undocumented Workers. During the term of this Agreement, Company agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay the amount of the Sales and Use Tax Grants and any other funds received by Company from City and/or AEDC as of the date of such violation within one hundred twenty (120) days after the date Company is notified by City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Company is not liable for a violation of this section in relation to any workers employed by a subsidiary, affiliate, or franchisee of Company, or by a person with whom Company contracts.

6.14 Conditions Precedent. This Agreement is subject to, and the obligations of the Parties are expressly contingent upon: (i) the authority of AEDC to undertake the obligations therein as an authorized project under the Act sixty (60) days after public hearing and notice thereof; and (iii) approval of this Agreement and the project set forth herein by the AEDC and City Council.

6.15 Anti-Boycott Verifications. Company hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such section does not contravene applicable Federal law. As used in the foregoing verification, ‘boycott Israel’ means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. For purposes of this paragraph, Company understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with Company and exists to make a profit.

6.16 Iran, Sudan, and Foreign Terrorist Organizations. Company represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer’s internet website:  
<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such section does not contravene applicable Federal law and excludes Company and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a

foreign terrorist organization. For purposes of this paragraph, Company understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with Company and exists to make a profit.

6.17 Fossil Fuels Boycott Verification. As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, Company hereby verifies that Company, including any wholly-owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code, as amended.

6.18 Firearms Discrimination Verification. As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, SB 19), as amended, Company hereby verifies that Company, including any wholly-owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

SIGNED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY OF ALEDO

BY: \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_  
AEDC PRESIDENT

APPROVED AS TO FORM:

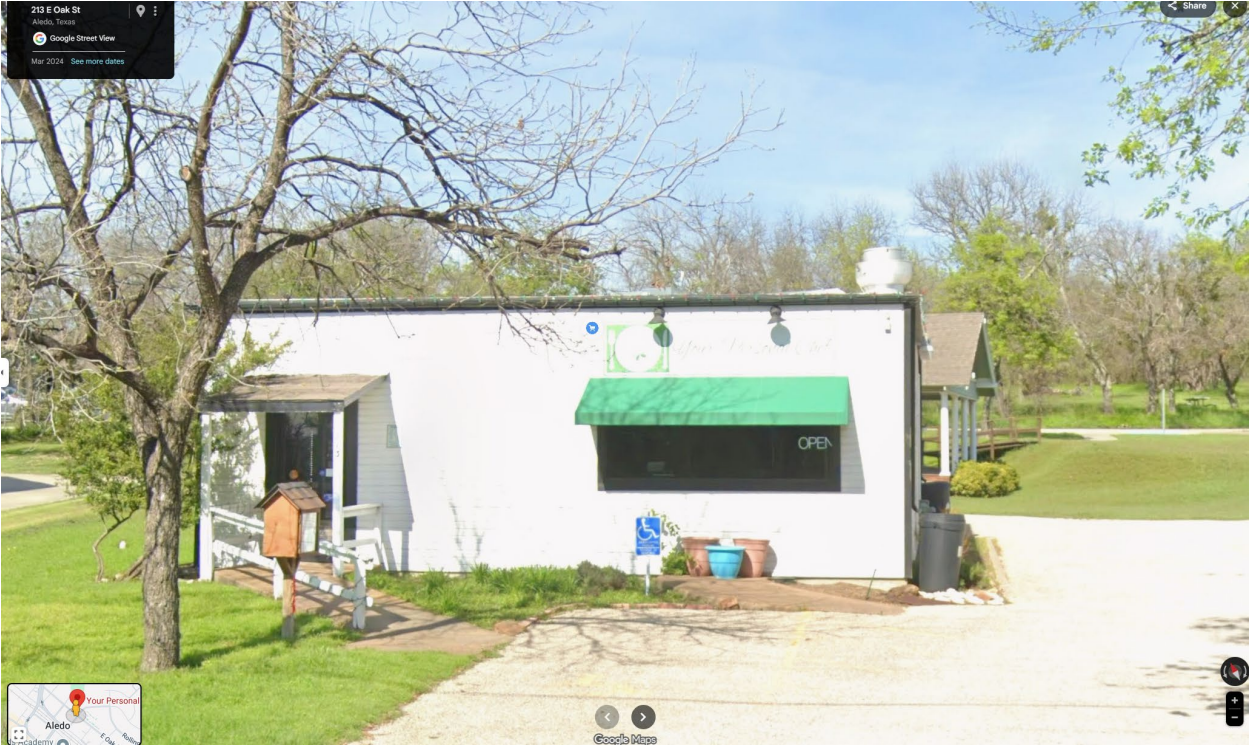
BY: \_\_\_\_\_

SIGNED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

YOUR PERSONAL CHEF.

BY: \_\_\_\_\_

**EXHIBIT A  
DEPICTION OF THE LAND**



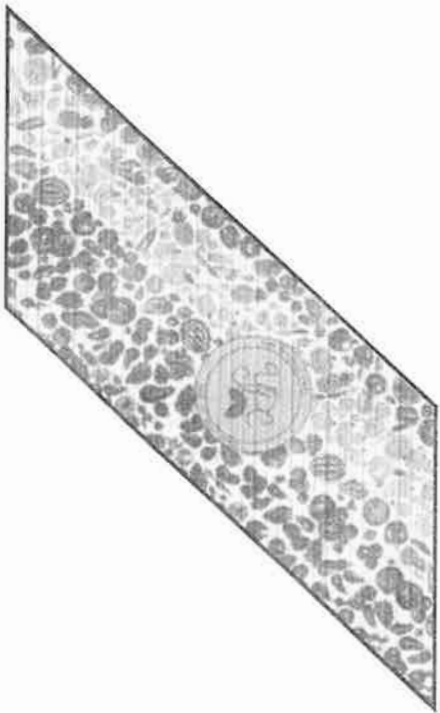
**EXHIBIT B**  
**DESCRIPTION OF THE LAND**

LOT 1, BLOCK 2-R, ORIGINAL TOWN OF ALEDO, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET C, SLIDE 209, PLAT RECORDS, PARKER COUNTY, TEXAS.

The property is located in Parker County at 213 EAST OAK STREET, ALEDO, Texas 76008.

**EXHIBIT C  
CONCEPT PLAN/IMPROVEMENTS PLAN**

**RENOVATION AND ADDITIONS TO:  
YOUR PERSONAL CHEF  
ALEDO, TEXAS**

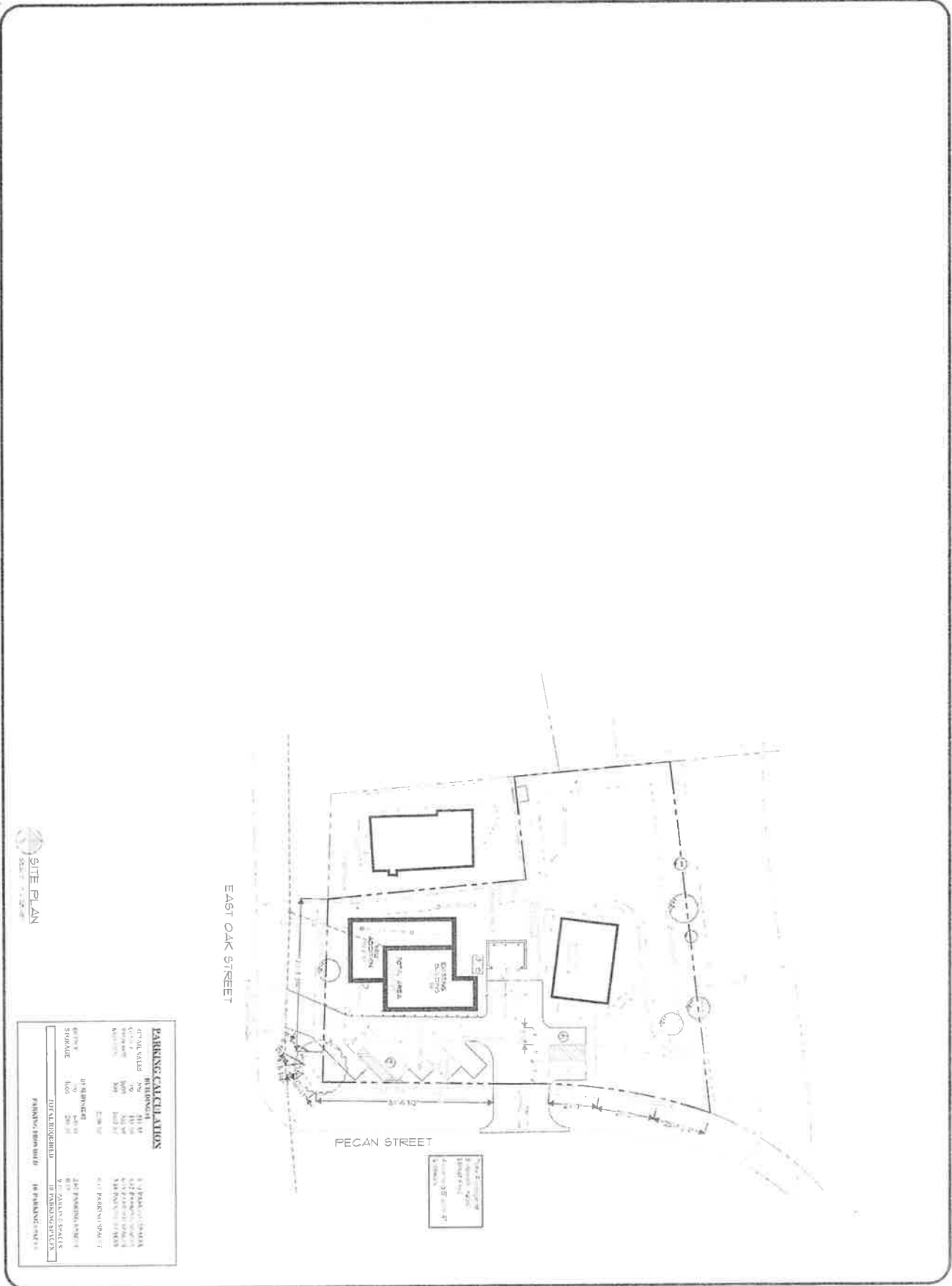


**23 EAST OAKS STREET  
ALEDO, TEXAS 78008**

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| 388 | A378 FLOOR SECTIONS                 |
| 389 | A379 FLOOR SECTIONS                 |
| 390 | A380 FLOOR SECTIONS                 |
| 391 | A381 FLOOR SECTIONS                 |
| 392 | A382 FLOOR SECTIONS                 |
| 393 | A383 FLOOR SECTIONS                 |
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| 397 | A387 FLOOR SECTIONS                 |
| 398 | A388 FLOOR SECTIONS                 |
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| 402 | A392 FLOOR SECTIONS                 |
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| 407 | A397 FLOOR SECTIONS                 |
| 408 | A398 FLOOR SECTIONS                 |
| 409 | A399 FLOOR SECTIONS                 |
| 410 | A400 FLOOR SECTIONS                 |
| 411 | A401 FLOOR SECTIONS                 |
| 412 | A402 FLOOR SECTIONS                 |
| 413 | A403 FLOOR SECTIONS                 |
| 414 | A404 FLOOR SECTIONS                 |
| 415 | A405 FLOOR SECTIONS                 |
| 416 | A406 FLOOR SECTIONS                 |
| 417 | A407 FLOOR SECTIONS                 |
| 418 | A408 FLOOR SECTIONS                 |
| 419 | A409 FLOOR SECTIONS                 |
| 420 |                                     |





**SITE PLAN**

**PARKING CALCULATION**

| TYPE           | NO. | SPACES | REMARKS        |
|----------------|-----|--------|----------------|
| OFFICE         | 10  | 10     | 1.0 PER PERSON |
| RECEPTION      | 1   | 1      | 1.0 PER PERSON |
| STORAGE        | 100 | 100    | 1.0 PER PERSON |
| TOTAL REQUIRED | 111 | 111    |                |
| PROVIDED       | 111 | 111    |                |
| DIFFERENCE     | 0   | 0      |                |

**YOUR PERSONAL CHEF**

**STUCKEY ARCHITECTS**  
 1000 N. GARDNER STREET  
 SUITE 100  
 DALLAS, TEXAS 75207  
 PHONE: 214.750.1234  
 FAX: 214.750.1235  
 WWW: STUCKEYARCHITECTS.COM

DATE: 11/15/2023

BY: [Signature]

PROJECT: YOUR PERSONAL CHEF

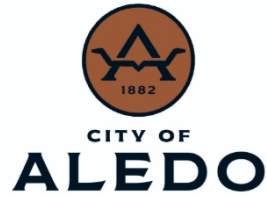
LOCATION: 1000 N. GARDNER STREET, DALLAS, TX

SCALE: 1/8" = 1'-0"

REVISIONS:

**C1.1**

Your Personal Chef is expanding and adding additional 900-1000 sf. We are adding space to expand our sells area, add two new bathrooms and office space to our building. This will allow us to expand our daily food items available for sell. We will also be extending our hours daily and add weekend hours as well. We look forward to bringing these new changes to the Aledo community.



**Date:** June 4, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Election of Mayor Pro Tem

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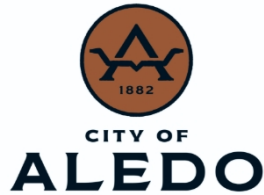
**Summary:**

City of Aledo Code of Ordinances, Sec. 3.08.C. - Mayor and Mayor Pro Tem.

At the first meeting of the Council following the City's general election, the Council shall elect one of its members to serve a one-year term as Mayor Pro Tem of the City. In the absence or disability of the Mayor to perform the duties of that office, the Mayor Pro Tem shall perform all such duties required of the Mayor as provided by this charter, but shall retain the right to vote on Council agenda items.

**Attachments:**

None



**Date:** June 4, 2026  
**To:** City Council  
**From:** Travis Askins, Public Works Director  
**Subject:** Consider approval of the purchase of a Jetter for the Public Works Department from Texas Municipal Equipment in the amount of \$82,461.00

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**Summary:**

The City's current jetter is a 2008 model. From 2023-2025 the jetter has had numerous repairs resulting in over \$21,500 that is not including cost to have benders come out to perform service when the jetter was being repaired. Texas Municipal Equipment, the original supplier of the City's first jetter, was asked to provide a quote for its replacement. The company is also a member of BuyBoard under contract number 676-22. With the purchase of a new updated jetter the City would be able to perform routine maintenance on wastewater mains without having any vendor cost.

**Recommendation:**

Staff recommends approval of the purchase of the Hot Jet II (HJDTA2040Y) in the amount of \$82,461.00 from Texas Municipal Equipment utilizing BuyBoard contract 676-22.

**Fiscal Impact:**

The cost of the Hot Jet II (HJDTA2040Y) will be funded through the Utility Capital Project Fund, which was originally designated as the City's match for the Hazard Mitigation Grant Program (HMGP). Although the City applied for this grant to install emergency generators at lift stations, the funding was not awarded. As a result, the set-aside match funds remain available. The account currently has a balance of \$128,000, which is sufficient to cover the full cost of the Hot Jet II.

**Attachments:**

1. Estimate - Texas Municipal Equipment LLC



Texas Municipal Equipment,  
 PO Box 121261  
 Arlington, TX 76012  
 817-269-6677

|           |        |
|-----------|--------|
| Date      | Quote# |
| 4/28/2026 | 12740  |

|  |
|--|
| Name / Address                               |
| City of Aledo<br>PO Box 1<br>Aledo, TX 76008 |

| Item            | Description  | Qty | U/M | Rate      | Total     |
|-----------------|--|-----|-----|-----------|-----------|
| HJDTA2040Y-...  | Hot Jet II – Big Daddy Diesel Trailer<br>• Yanmar 59 HP Turbo Engine Diesel<br>• 20 GPM/4000 PSI<br>• 1/2" X 500 X 4000<br>• Hydraulic Hose Reel<br>• 330 Gallon Water Tank<br>• 3/8" X 100' Hose on Powerwash Reel on manual-wind reel<br>• 4-Pack 1/2" Nozzles<br>• Powerwash Hand Gun<br>• Hot Water On Demand<br>• 3 Tool Boxes<br>• Tandem Axle Trailer | 1   |     | 74,995.00 | 74,995.00 |
| MILLSJ250X25... | Hydrant Hose, 2-1/2" Female NST (Threaded) X 25' Female Camlock  | 1   |     | 161.00    | 161.00    |
| 5025            | Mini-Gator Case Kit - 1/2"<br>• Nozzle<br>• Skid<br>• Tool<br>• Case   | 1   |     | 2,319.00  | 2,319.00  |
| 1980            | Nozzle, 1/2" Pipe Wolf w/ 8 inserts M6   | 1   |     | 1,128.00  | 1,128.00  |
| 1174            | Nozzle, 1/2" FS 3D   | 1   |     | 504.00    | 504.00    |

|  |                         |
|--|-------------------------|
| Thank you for the opportunity to quote these products today! | <b>Subtotal</b>         |
|  | <b>Sales Tax (0.0%)</b> |
|  | <b>Total</b>            |

Approval Signature



Texas Municipal Equipment,  
 PO Box 121261  
 Arlington, TX 76012  
 817-269-6677

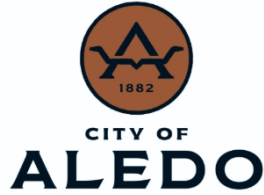
| Date      | Quote# |
|-----------|--------|
| 4/28/2026 | 12740  |

| Name / Address                               |
|--|
| City of Aledo<br>PO Box 1<br>Aledo, TX 76008 |

| Item        | Description   | Qty | U/M | Rate     | Total    |
|-------------|---|-----|-----|----------|----------|
| 1128        | Nozzle, 1/2" Small Rocket Nozzle 3D   | 1   |     | 419.00   | 419.00   |
| 1381        | Nozzle, 1/2" Flounder w/ 4 inserts M6 - 4" to 12" Lines   | 1   |     | 739.00   | 739.00   |
| Discount    | BuyBoard Discount - ** BuyBoard Contract #676-22  | 1   |     | -749.95  | -749.95  |
| Dealer Prep | <ul style="list-style-type: none"> <li>• Inspect Trailer</li> <li>• Run Test</li> <li>• Wash</li> <li>• Fuel</li> </ul> | 1   |     | 200.00   | 200.00   |
| Freight     | Freight & Training  | 1   |     | 3,495.00 | 3,495.00 |
|             | **DELIVERY IS 6-8 WEEKS AFTER RECEIPT OF PO#  |     |     |          |          |
|             | ** PLEASE SPECIFY TRAILER UPON ORDERING ** BLACK, BLUE, RED, GREEN  |     |     |          |          |
| Discount    | BuyBoard Discount   | 1   |     | -749.95  | -749.95  |

|  |  |  |                         |  |             |
|--|--|--|-------------------------|--|-------------|
| Thank you for the opportunity to quote these products today! |  |  | <b>Subtotal</b>         |  | \$82,460.10 |
|  |  |  | <b>Sales Tax (0.0%)</b> |  | \$0.00      |
|  |  |  | <b>Total</b>            |  | \$82,460.10 |

Approval Signature \_\_\_\_\_



**Date:** June 4, 2026  
**To:** City Council  
**From:** Travis Askins, Public Works Director  
**Subject:** Consider approval of a contract renewal with Magna Flow for cleaning and sludge removal services.

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**Summary:**

Staff is requesting approval of a two-year contract renewal with Magna Flow to continue providing cleaning and sludge removal services for both the water and wastewater systems. The agreement includes a one-year renewal option if neither party proposes modifications to the contract terms. Services include line cleaning, quarterly lift station cleaning, sludge removal at the treatment plant, and support for emergency needs as they arise.

**Recommendation:**

Staff recommends approval of the two-year contract with Magna Flow to ensure continued reliable maintenance and operation of the City's water and wastewater infrastructure.

**Fiscal Impact:**

The Public Works Department is targeted to spend \$200,000 on these services in FY 2026, which reflects anticipated routine maintenance and potential emergency response needs, and it is expected that costs will remain similar in future fiscal years. These services are funded from multiple accounts within the water and wastewater operation budget.

**Attachments:**

1. Magna Flow Contract



May 26, 2026

**City of Aledo  
200 Old Annetta rd.  
Aledo, TX. 76008**

**Attention: Travis Askins**

Re: City of Aledo – Service Agreement

Dear Mr. Askins,

Magna Flow Environmental is pleased to submit our proposed service agreement for the North Region. For the duration of this agreement the City of Aledo will first contact Magna Flow for any services offered before contacting another service provider. This agreement and the pricing given will remain in place for a period of two years upon acceptance and will extend for an additional one year if neither party has made formal changes to this agreement.

**Scope of Services**

- **Liquid Sludge Removal**
- **Sludge Dewatering**
- **Combination Vacuum Truck Services**
- **CCTV**
- **Smoke Testing**

**P.O. Box 60709 \* Houston, Texas 77205-0709 \* (281) 448-8585 \* Fax: (281) 397-7195**



- **Vacuum Boxes**
- **All other services provided that are not listed, pricing will be negotiated at the time of service.**

### **Pricing**

**Liquid Sludge Removal- \$0.25 per gallon (7000 gallon minimum)**

**Tanker Assist- \$350 per hour portal to portal for sewer transfer (manhole to manhole within the city limits)**

**Raw sewer tanker haul to disposal - \$0.25 per gallon (7000 gallon minimum)**

**SludgeNet Dewatering- \$0.22 per gallon**

**Combination Vacuum Truck Services- \$467 per hour (\$415 Truck /w crew, \$52 Support Unit) with a 4-hour minimum. In the event that additional manpower is needed, each additional helper will be billed at a rate of \$45 per hour, per helper.**

**Vacuum Truck Disposal of sand, grit, and debris- \$270 per yard**

**CCTV- \$450 per hour with a 4-hour minimum**

**Smoke Testing- \$2.00 per linear foot with a 5,000 linier foot minimum**

**Smoke & CCTV Report- \$250 up to 5,000LF / \$500 (5,000-10,000) / \$750 (10,000- 15,000) \$1000 (15,000 and up)**

**Vacuum Boxes- \$350 per day / \$270 per yd. disposal**

**Roll-off truck for vacuum box transport - \$200.00 per hour**

**P.O. Box 60709 \* Houston, Texas 77205-0709 \* (281) 448-8585 \* Fax: (281) 397-7195**



**Disinfectant for SSO's- \$35 per pound (used during spill cleanings)**

**Emergency Callout Fee- \$750 (after 5pm, before 7am, all day Saturday, Sunday, and holidays)**

**\*Above pricing is all inclusive, no other fees will be charged.**

**Frequencies**

**Sludge removal- to be performed as needed with a minimum of 36-hour notice will be required unless the situation is deemed an emergency.**

**Sludge Dewatering- As needed, upon request 72-hour notice will be required.**

**Combination Vacuum Truck- As needed, upon request. Lift Station top cleaning monthly and bottom cleaning annually.**

**CCTV- As needed, upon request.**

**Smoke Testing- As needed, upon request.**

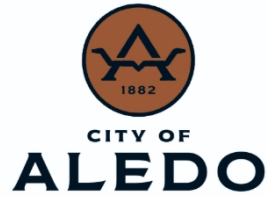
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Daniel Burchfield  
Magna Flow Sales Manager

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Travis Askins  
Public Works Director

**P.O. Box 60709 \* Houston, Texas 77205-0709 \* (281) 448-8585 \* Fax: (281) 397-7195**



**Date:** June 4, 2026  
**To:** City Council  
**From:** Carol Riddle, Police Chief  
**Subject:** Discussion regarding future Ordinances related to Golf Carts and E-Bikes in the City of Aledo

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**Summary:**

Discussion regarding future ordinances related to the operation of golf carts and electric bicycles (e-bikes) within the City of Aledo. The purpose of the discussion is to receive feedback and direction from City Council regarding potential regulations and operational standards governing their use. As this item is intended for discussion only, no presentation or supporting packet materials have been provided.

**Attachments:**

None