

**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**

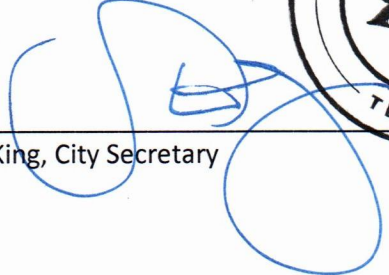
**15. Adjourn**

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



  
Shane Davis, Mayor

ATTEST:

  
Staci L. King, City Secretary