



Regular City Council Meeting
Aledo Council Chambers | Aledo Municipal Complex
200 Old Annetta Road, Aledo, Texas 76008
Thursday, July 16, 2026, at 6:00 PM

Minutes

The Aledo City Council convened on Thursday, July 16, 2026, at 06:14 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
- Mayor Pro Tem Summer Jones
- Councilmember Ben Clark
- Councilmember Todd Covington
- Councilmember Matthew Poston
- Councilmember Melanie Allen

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 06:14 p.m.

2. Invocation

Councilwoman Melanie Allen led the invocation.

3. Pledge of Allegiance

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

4. Citizen Appearances

John Skelton, 452 Sagebrush Drive, requested information regarding a water leak in the Brookhollow neighborhood.

5. Presentations and Proclamations

a. Proclamation recognizing July as Park and Recreation Month

Mayor Davis read the following proclamation:

Designation of July as Park and Recreation Month

WHEREAS parks and recreation is an integral part of communities throughout this country, including in Aledo, and;

WHEREAS parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promotes time spent in nature, which positively impacts

mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and
WHEREAS parks and recreation is fundamental to the environmental well-being of our community; and
WHEREAS parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and
WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and
WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month; and
WHEREAS Aledo recognizes the benefits derived from parks and recreation resources.
NOW THEREFORE, BE IT PROCLAIMED by the Aledo City Council that July is recognized as Park and Recreation Month in the City of Aledo, Texas.

Members of the Weatherford Mountain Bike Club were recognized during the proclamation for the work they do to help maintain and support the trail systems in Aledo.

b. Presentation of Senior Programs

Angie Thompson, Parker County Connect, spoke to Council about her programming for senior citizens and thanked the City of Aledo for partnering with her and allowing the use of the Community Center for various activities.

6. Consent Agenda

a. Approve Meeting Minutes

- June 18, 2026 Regular City Council Meeting
- June 25, 2026 Special City Council Meeting

b. Approve amendment to agreement with Parker County for dispatch services

c. Ratify Vice Chair Selection for the Aledo Library Board

MOTION by Melanie Allen, second by Todd Covington, to approve the consent agenda as presented. MOTION PASSED by unanimous vote.

7. Items Requiring Public Hearings

a. PUBLIC HEARING: Consider Resolution No. 2026-R-13 authorizing the submission of an application to the Texas Water Development Board for Lasater Addition Water System Improvements

Dylan Swoboda, Kimley-Horn, presented the item to Council. He explained that the City is seeking \$2,000,000 in grant funding to replace approximately 13,500 linear feet of aging water main with larger-capacity lines, replace existing valves, and install fire hydrants in the Lasater Addition, the City's oldest neighborhood and home to some of Aledo's oldest water infrastructure.

The Lasater Addition Water System Improvements are currently at 90% design, making the project well-positioned for grant consideration.

Staff has engaged Kimley-Horn to assist with preparation of the grant application and, if awarded, administration of the grant. Applications are due to the Texas Water Development Board by July 31, 2026.

Mayor Davis opened the public hearing at 6:36 p.m.. No one came forward to speak in favor of or opposition to the Resolution. Mayor Davis closed the public hearing.

MOTION by Ben Clark, second by Summer Jones, to approve Resolution No. 2026-R-13 authorizing the submission of an application to TWDB as presented. MOTION PASSED by unanimous vote.

- b. **PUBLIC HEARING: Consider Ordinance No. 2026-O-19 amending the City of Aledo Unified Development Code (UDC) related to the subdivision development process, including procedures for plat recordation, infrastructure bonds, and procedural standards, and updating corresponding revisions and cross-references to the subdivision process throughout various articles in the UDC**

Grant Fore, Senior Planner, Berkley Group, presented the item to Council. The proposed amendments to the UDC are for the purpose of aligning the City's subdivision regulations with standard municipal subdivision practice in Texas. As the City of Aledo grows, the need for periodic updates to subdivision and development regulations becomes increasingly apparent as development patterns and processes evolve. Staff recommends (3) three proposed updates to the UDC, as summarized: 1) Correction/Clarification of Development Process Flow Chart in Article 1, General Provisions, Section 16.A Platting Procedures, Land Development; 2) Clarification of Plat Recordation Eligibility (Article 5, Subdivision, Section 2.B); and 3) other minor revisions to keep the UDC internally consistent.

The Planning and Zoning Commission met on June 11, 2026, and voted unanimously to recommend approval.

Mayor Davis opened the public hearing at 6:42p.m. No one came forward to speak in favor of or opposition to the amendments. Mayor Davis closed the public hearing.

MOTION by Ben Clark, second by Melanie Allen, to approve Ordinance No. 2026-O-19 amending the City of Aledo Unified Development Code as presented. MOTION PASSED by unanimous vote.

- c. **PUBLIC HEARING: Consider Ordinance No. 2026-O-20, applying the Manufactured Home (MH) zoning designation to a 23.774-acre property located at 124 Yates Circle Aledo, TX 76008, and including properties addressed within the ranges of 102-191 Yates Circle, 100-119 Langham Drive, 700-720 Rogers Court, 109-141 Feedlot Road, and 504-728 Old Annetta Road, more particularly described as Abst: 438, Survey: Eddleman Richard C, Aledo MH Park.**

Grant Fore, Senior Planner, Berkley Group, presented the item to Council. This is a City-initiated rezoning request to reclassify the subject property from the existing Planned Development-Manufactured Homes (PD-MH) zoning district to the newly adopted Manufactured Homes (MH) zoning district under the City of Aledo Unified Development

Code (UDC). This rezoning action is being taken in response to recent changes in state law; specifically, Texas Senate Bill 785 (SB 785), which becomes effective September 1, 2026. SB 785 requires municipalities to allow manufactured housing within at least one residential or equivalent zoning district by right. On May 7, 2026, in response to the new state requirements, the City Council adopted an ordinance that created the new MH zoning district and provided a standardized zoning classification for Manufactured Homes and Manufactured Home communities. The newly approved district allows both Manufactured Homes and Manufactured Home communities as by-right uses. The property is currently developed and operating as an existing Manufactured Home community under the PD-MH zoning district that was established under a previous zoning ordinance.

The Planning and Zoning Commission met on June 11, 2026, and voted unanimously to recommend approval.

Mayor Davis opened the public hearing at 6:47 p.m. No one came forward to speak in favor of or opposition to the rezone. Mayor Davis closed the public hearing.

MOTION by Matthew Poston, second by Summer Jones, to approve Ordinance No. 2026-O-20 applying the Manufactured Home zoning designation to the Aledo Mobile Home Park, as presented. MOTION PASSED by unanimous vote.

8. Regular Agenda

a. Consider approval of a Professional Services Agreement with Freese and Nichols, Inc. for a Water and Wastewater Master Plan Update

City Manager Candice Edmondson presented the item. Staff requested Council approve a Professional Services Agreement with Freese and Nichols, Inc. to complete an updated Water and Wastewater Master Plan. The scope of services included developing updated population and land use projections, hydraulic model updates and analyses, evaluating system capacity, and preparing an updated Capital Improvement Plan. The project will incorporate information from the City's ongoing Comprehensive Plan update, known development activity, and previous system analyses completed for major development projects to ensure planning assumptions remain consistent across all initiatives.

MOTION by Ben Clark, second by Todd Covington, to approve a Professional Services Agreement with Freese and Nichols, Inc, as presented. MOTION PASSED by unanimous vote.

b. Consider approval of Resolution No. 2026-R-14 adopting the City of Aledo Public Art Program Policy

City Manager Candice Edmondson presented the item to Council. She explained that while the Aledo EDC's Community Enhancement Program would help fund smaller-scale projects, the Public Art Program was intended to establish a framework for larger public art installations and partnerships.

MOTION by Melanie Allen, second by Summer Jones, to approve Resolution No. 2026-R-14 adopting the City of Aledo Public Art Program Policy. MOTION PASSED by unanimous vote.

9. Staff Presentations

a. Third Quarter Financial and Investment Reports for Fiscal Year 2026

City Manager Candice Edmondson presented the financial reports through June 30, 2026. She explained that the City is 194.091% collateralized in its bank deposits and that General Fund revenues are performing well, with multiple areas, including sales and mixed beverage tax collections, exceeding the benchmark for this point in the fiscal year.

10. Executive Session

Mayor Davis recessed the meeting into Executive Session at 7:13 p.m.

a. Section 551.071 - Consultation with Attorney. To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, to include:

- 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**
- iii. 2 Dean Drive**
- iv. Bailey Ranch Development**

Mayor Davis called the meeting back to regular session at 8:27 p.m.

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

No action was taken.

12. Mayor and Councilmember Comments

13. City Manager Comments

14. Adjourn

The meeting was adjourned at 8:27 p.m.

ATTEST:

Staci L. King, City Secretary



Shane Davis, Mayor