

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 23, 2025
6:00 PM



The meeting was called to order at 6:00 PM.

Present: Jeff Perry, Chuck Fikes, Randy Jones, Chris Rich, Matt Jones

Absent: Erin Allen

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, Finance Director Mike English, Fire Chief Eric Schlotter, Police Chief Richard Brooks, Executive Director of Operations Leanne Wilson, Library Manager Brittany McLain, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Development Manager Shanda Guffee, Assistant to the City Manager Bailey Thompson, Planner Helen-Eve Beadle

Council Member Jeff Perry offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1. Presentations:

Police Chief Richard Brooks announced the promotion of Sergeant Joshua Johnson and held a badge pinning ceremony. Chief Brooks also announced the reaccreditation of the Aubrey Police Department from the Texas Police Chief's Association Foundations Accreditation program.

Fire Chief Eric Schlotter swore in new firefighter Chance Groothuis, and announced the promotions of Ryan Steddum, Grant Beste, and Alec Canada to Engineers and held ceremonial badge pinnings.

Executive Director of Operations Leanne Wilson announced the hiring of Chief Building Official, Carl Hager.

City Manager Charles Kreidler announced the hiring of the Assistant to the City Manager/Social Media and Marketing, Bailey Thompson.

Citizen Input: None

Consent Items:

2. Approve minutes of the December 18, 2024 and January 14, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report.
6. Approve an Ordinance ordering the May 3, 2025 City of Aubrey General Election.
7. Approve an Ordinance amending Division 2 of the Code of Ordinances to amend the Parks and Recreation Ordinance. (Ordinance 889-25)
8. Approve the absence of council members for the regular meetings identified in the staff report

Council Member Chuck Fikes made a motion to approve the consent agenda. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

New Business: New items requested for consideration.

9. Consideration and action on a Preliminary Plat application for High Country Phase 10 containing 136 residential lots, three (3) HOA/nonresidential lots, and one (1) General Retail lot in approximately 32.121 acres of land out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. (D.R. Horton-Texas, Ltd.)

City Planner Helen Eve Beadle provided information.

Council Member Matt Jones made a motion to approve the Preliminary Plat with the two conditions, then amended his motion to approve the Preliminary Plat with no conditions. Council Member Chuck Fikes seconded the motion, as amended, with no conditions. Motion Passed (4:0). None opposed.

10. Receive a presentation, consider and act on a Resolution of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Duck Point Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

Jim Sabonis, Financial Advisor with Hilltop Securities, provided information.

Council Member Jeff Perry made a motion to approve the Resolution and set a public hearing date for February 27th at 6:00 PM. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Resolution 993-25)

11. First reading: Discussion regarding a Resolution approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant with Hwy. 377 Car Wash located at 930 Hwy. 377 South for \$11,491.39.

Aubrey Municipal Development District Executive Director Christine Gossett provided information. No action taken.

12. Consider and take action on an Interlocal Agreement with the City of Midlothian Texas for cooperative purchasing of medical supplies; and authorizing the Mayor or designee to execute necessary documents.

Fire Chief Eric Schlotter provided information.

Council Member Chuck Fikes made a motion to approve the Interlocal Agreement. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

13. Consider and take action to amend the current lease of certain medical equipment between the City and Stryker Medical and authorize the city manager to execute the necessary documents.

Fire Chief Eric Schlotter provided information.

Council Member Jeff Perry made a motion to approve the lease amendment. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

14. Consider and take action on awarding a bid and entering into a Contract with Hall Resources LLC, dba THI Water Well, LLC for the Rockhill Water Well in an amount not to exceed \$3,619,241.00 and authorize the City Manager to execute the necessary documents.

Executive Director of Operations Leanne Wilson provided information.

Brad Davis, owner of Davis Water Well in Whitesboro, spoke of concerns about the bid process and that his company was low bid and should be selected.

Council Member Jeff Perry made a motion to award the bid to THI Water Well, LLC. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

15. Consider and act on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for Trivedi Park Water Well and Pump Station Project in an amount not to exceed \$679,250.00, and authorize the City Manager to execute necessary documents.

Executive Director of Operations Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the agreement. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

16. Consideration and action regarding appointing and/or reappointing members to the Parks and Recreation Board.

City Manager Charles Kreidler provided information.

Council Member Chuck Fikes made a motion to appoint the following:

- Courtney Kelly to Place 1
- Jason Noyes to Place 2
- Jessica Milacek to Place 3
- Mark Arbenowske to Place 4
- Deshanda Blair to Place 5
- Erin Bansal to Place 6
- Amanda Larsen to Place 7
- Jessica Jesse Kemp to Alternate Place 1
- Eric Probst to Alternate Place 2

Council Member Chuck Fikes amended his motion to be Jesse Kemp instead of Jessica Kemp. Council Member Jeff Perry seconded the motion, as amended. Motion Passed (4:0). None opposed.

17. Consider and act regarding the appointing and/or reappointment of member(s) to the Planning and Zoning Commission.

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to appoint/reappoint the following individuals:

- Don Smith to Place 2
- Nicole Shaw to Place 3
- Kyle Kennedy to Place 4
- Brittney Murray to Place 5

Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

18. Administration & Finance: None
19. Library: None
20. Fire Department:
 - Weekly meetings are being held for Fire Station No. 3 which is at the 80-85% range of completion.
 - Bi-Weekly meetings are being held for Station No. 2 which has the cinder block and structural steel up so you can see the shape now.
 - Both projects are still tracking on dates of completion.
21. Police Department:
 - Chief Richard Brooks announced the Code Compliance position has been filled and he will be providing a strategic plan.
22. Public Works:
 - Executive Director of Operations Leanne Wilson announced that Graycon has mobilized, we are receiving supplies, and excavation has begun.
23. Human Resources:
24. Municipal Development:

Future Agenda Requests: None

Brad, 14864 Fishtrap Rd, missed the citizens opportunity to speak section and was allowed to speak at this time. He is an Aubrey ISD bus driver who spoke regarding concerns of certain intersections having difficulty for school busses through. (Liberty Rd and 377, FM 2931/428)

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

Council Member Jeff Perry made a motion to recess into Executive Session at 6:55 PM. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

25. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney 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 Texas Open Meetings Act:
- Highpointe Ranch Development
 - Silverado Development Agreement
 - Project 38 / South Magnolia and Blackjack Road Property Acquisition
 - Elm Ridge Fire Services Agreement
 - Knuckles Road Development
 - Historic Preservation Application
 - *City of Aubrey v. Jerry H. Simmons, et al*, Cause No. PR-2024-01392-B, Denton County, Texas
26. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Property acquisition for municipal purposes

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

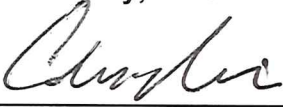
City Council reconvened into open session at 8:44 PM.

Council Member Matt Jones made a motion to direct the Historic Preservation Officer to proceed with the filing and processing of the application for designating the peanut dryer as historic. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Council Member Randy Jones made a motion to direct staff to continue negotiations for the purchase of property interests as discussed in closed session. Council Member Matt Jones seconded. Motion Passed (4:0).

The meeting was adjourned at 8:45 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 27th day of February, 2025.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary