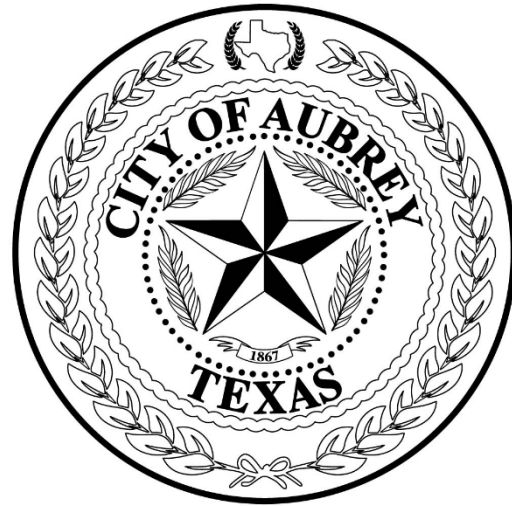


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 27, 2025
6:00 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

1.
 - Fire Department Swearing-in
 - Police Department Swearing-in and promotions
 - Police Department Citizen Achievement Award
 - Annual Easter Egg Hunt and Matthew's Park Grand Opening - April 12th

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

2. Approve minutes of the February 27, 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the absence of council member(s) for the regular meetings identified in the staff report.
6. Approve the 2025 Consumer Price Index adjustment to municipal telecommunications right-of-way access line rates.
7. Approval of the City of Aubrey Authorized Personnel List.
8. Approve Easement Acquisitions for the Rockhill Water Well and Pump Station Improvement Project.
9. Approve a Professional Engineering Services Agreement between the City and Birkhoff, Hendricks, and Carter for the reconstruction design of Frontier Parkway between FM 1385 and approximately Arlo Drive for an amount not to exceed \$237,943.00; and authorize the City Manager to execute necessary documents.
10. Consideration and action on the final acceptance of Highpointe Ranch, Phase 1B, Public Improvements.

New Business: New items requested for consideration.

11. Hold a public hearing, consider and act on Ordinance 895-25 annexing an approximate 3.24 acre tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, generally located at the southwest corner of McNatt Road and Frontier Parkway and any associated right-of-way into the corporate limits of the City; adopting a municipal services agreement; and providing an effective date.

12. Hold a public hearing, consider and act on an ordinance amending Ordinance Number 896-25 Exhibit 14A, "Zoning Ordinance" of Chapter 14, "Zoning" of the Code of Ordinances and the Zoning Map of the City for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on an approximate 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas, Abstract No. 36. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)
13. Consider and take action on a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)
14. Hold a Public Hearing, to receive comment and consider and take action regarding Ordinance Number 897-25 adopting amendments to the City of Aubrey Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees, including the adoption of amendments to Chapter 13, "Utilities", Article 13.09, Water, Wastewater, and Roadway Impact Fees" and Appendix A, "Fee Schedule" of the Code of Ordinances to adopt amended roadway impact fees.
15. Presentation, discussion and action to accept the Fiscal Year 2024 Audit from Whitley Penn.
16. Receive a presentation summarizing the ratings/rankings of the submissions from consultants for City Financial Advisor services in response to the City's request for qualifications, consider and take action to approve the selection of Hilltop Securities as the City's financial advisory firm, and authorize the city manager to negotiate and sign contract documents.
17. Consider and take action on an Ordinance Number 899-25 amending Chapter 6, "Health and Sanitation" of the Code of Ordinances by adopting Article 6.06 "Mobile Food Vendors" in order to authorize and regulate the operation of mobile food vendors in the City; providing a penalty; and providing an effective date
18. Receive a presentation from Raftelis regarding the water and wastewater rate study conducted for the City, consider and take appropriate action regarding a potential water and sewer rate increase.
19. Consider and take appropriate action regarding Ordinance 901-25 repealing the existing Fee Schedule, codified as Appendix A, in the Aubrey Code of Ordinances, and adopting a new Appendix A, "Fee Schedule", Articles A1.000 through A14.000 of the Code, as the City of Aubrey Comprehensive Fee Schedule; and providing an effective date.

Department Updates and Discussion:

20. Administration & Finance:
21. Library:

22. Fire Department: Station Updates
23. Police Department:
 - Power Engage
 - Statistical Update
 - Week That Was
24. Public Works:
 - Wastewater and Water Updates
25. Human Resources:
26. Municipal Development: Sign Grant Update

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****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:

Motion to Recess into Executive Session.

27. **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
 - Elm Ridge Fire Services Agreement
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Cencor Development Agreement
 - Project Bravo
 - Fire Service Contracts
 - Hotel Occupancy Tax
 - Renaming of Springhill Road
28. **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
29. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation 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 and Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:

- City Secretary(Goals)

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.

30. Consider and take appropriate action regarding a Development Agreement between the City and Cencor Acquisition Company, Inc, pursuant to Section 212.172 of the Texas Local Government Code for the development of an approximate 3.76 acres of land, generally located at the southwest corner of McNatt Road and Spring Hill Road, within the extraterritorial jurisdiction of the City of Aubrey, Denton County, Texas, for general retail, shopping center, and commercial uses; and authorizing the City Manager to execute necessary documents.
31. Consideration and action on Ordinance 891-25 authorizing the street name change of Springhill Road to South Main Street where South Main converts to Springhill Road and ending at U.S. Route 377; and authorizing both the renaming and the renumbering of certain addresses for properties in the 200,300 and 400 blocks of Springhill Road; and proving an effective date.
32. Consider and take action to approve the 6th Amended and Restated Fire Protection Services Agreement between the City of Aubrey and Elm Ridge Water Control and Improvement District of Denton County; and authorizing the Mayor or designee to execute necessary documents.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

