

City Council Meeting Minutes

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



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

Present: Jeff Perry, Erin Allen, Chuck Fikes, Chris Rich, Matt Jones

Absent: Randy Jones

Staff Present: City Secretary Jenny Hicks, City Attorney Patricia Adams, City Manager Charles Kreidler, Finance Director Mike English, 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

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

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. - Texas Police Chief's Association - Aubrey Police Department Re-Accreditation Award Presentation (Shaun Short, Chief of Police, Cross Roads Police Department)

Citizen Input: None

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 January 23, 2025 and February 4, 2025 meetings.
3. Approve Monthly Staff Reports

4. Approve Monthly Financial Report.
5. Approve the absence of council members for the regular meetings identified in the staff report.
6. Accept the Aubrey Police Department's 2024 Racial Profiling Analysis completed by Justice Research Consultants, LLC. This complete report satisfies the Aubrey Police Department's statutory obligations set out in Article 2.132 - 2.134 of the Texas Code of Criminal Procedure.
7. Approve and accept a Permanent Drainage Easement granted to the City from Blue Diamond Industries containing approximately 0.266 acres (11,595 square feet) on a tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas, being a portion of the Blue Diamond Addition.
8. Approve a Professional Engineering Services Agreement with Birkhoff, Hendricks, and Carter for a Water and Wastewater Impact Fee update in an amount not to exceed \$44,000; and authorize the City Manager to execute necessary documents.
9. Approve Ordinance Number 890-25 canceling the May 3, 2025 General Election.

Council Member Jeff Perry made a motion to approve the consent items. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

New Business: New items requested for consideration.

10. Hold Public Hearing, receive a presentation, and consider and act on an Ordinance approving a Service and Assessment Plan and Assessment Roll for Authorized Improvements within the Duck Point Improvement District; making a finding of special benefit to property in the District; levying assessments against certain property within the District and fixing a charge and lien against all properties within the District, and the owners thereof; providing for the manner and method of payment and collection of such assessments;; providing a severability clause; and providing an effective date.

Jim Sabonis, with Hilltop Securities, provided information.

The Public Hearing opened at 6:07 p.m. and closed at 6:19p.m.

Council Member Jeff Perry made a motion to approve the Duck Point Assessment Ordinance and all related items detailed in this agenda item. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance 892-25)

11. Consideration and action on an Ordinance approving the issuance of the "Special Assessment Revenue Bonds, Series 2025 (Duck Point Improvement District); approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewithin; making findings with respect to the issuance of such bonds; and providing an effective date.

Council Member Erin Allen made a motion to approve the ordinance authorizing the Issuance and Sale of the Duck Point Special Assessment Revenue Bonds, the Indenture of Trust and all other applicable items included in this agenda item. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Ordinance 893-25)

12. Consideration and action on a Final Plat of Sandbrock Ranch, Phase 15, containing 72 residential lots, 3 common area lots, and 1 right-of-way lot within 16.682 acres out of the William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas. (*Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6*)

Executive Director of Operations Leanne Wilson provided information.

Council Member Erin Allen made a motion to approve the Final Plat. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

13. Consider and act on a Resolution granting a petition for annexation from Property Owner D.R. Horton – Texas, Ltd., for an approximate 3.24 acre tract of land, generally located at the southwest corner of McNatt Road and Frontier Parkway; out of the James Bridge, Jr. Survey, Abstract 36, Denton County, Texas in the City's extraterritorial jurisdiction; setting a date, time, and place for a public hearing on the proposed annexation of certain property by the City of Aubrey, Texas; authorizing and directing the City Secretary to have published notice of such public hearing; and authorizing and directing City Staff to negotiate and enter into a written services agreement.

Executive Director of Operations Leanne Wilson provided information.

Council Member Erin Allen made a motion to approve the Resolution, setting a Public Hearing for March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers, located at 226 Countryside Drive, Aubrey, Texas and direct the City Secretary to publish notice of hearing, and authorize the staff to negotiate and enter into a written services agreement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

14. Receive a Presentation and hold a discussion regarding an Amendment to the City of Aubrey Land Use Assumptions, Capital Improvements Plan and Roadway Impact Fees, including a potential amendment to roadway impact fees.

Kelly Parma with Lee Engineering provided information.

15. Consider and take action to set a public hearing on the Amendment of Impact Fees, applicable to roadways, to be held on March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers in order to receive public comment and consider the Amendment of the City of Aubrey Land Use Assumptions, Capital Improvements Plan, and Roadway Impact Fees, including the adoption of amended roadway impact fees.

Council Member Jeff Perry made a motion to set a public hearing on the amendment of Impact Fees, applicable to roadways, for March 27, 2025 at 6:00 p.m. at the Aubrey City Council Chambers, located at 226 Countryside Drive, Aubrey, Texas. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

16. Consider and act on an Interlocal Cooperation Agreement between the City of Aubrey and Denton County, Texas, for the reconstruction of Frontier Parkway in an amount not to exceed \$1,840,000.00; and authorize the Mayor to execute necessary

documents.

Executive Director of Operations Leanne Wilson provided information.

Council Member Jeff Perry made a motion to approve the Interlocal Cooperation Agreement with Denton County. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

17. Second reading: Consideration and action regarding Resolution 995-25 approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant for 377 Car Wash located at 930 US Hwy. 377 for \$11,491.39.

MDD Executive Director Christine Gossett provided information.

Council Member Erin Allen made a motion to approve the Resolution as presented. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Resolution 995-25)

18. Consider 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.

City Manager Charles Kreidler provided information.

Bud and Brenda Baker, 402 Springhill Rd, spoke of concerns due to cost and time of changing address and name of business.

Mike Browning, 200 Holly Ct, MDD board member, spoke regarding the importance of the name change.

Council Member Jeff Perry made a motion to table and determine what cost residents will incur. Council Member Erin Allen seconded. Motion Passed (3:1). Council Member Chuck Fikes opposed.

19. Consideration and action on removing and/or appointing member(s) to the Aubrey Area Library Advisory Board.

Council Member Erin Allen made a motion to remove Justin Hamzeh from the Aubrey Area Library Advisory Board. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

20. Administration & Finance: None
21. Library: None
22. Fire Department:
 - Fire Station Updates

Police Chief Richard Brooks provided the following updates:

- **Station 3 : Carpet is down, floors are complete, cabinetry to be installed next week, then they will finish painting. It looks to be on target to be**

completed in March.

- **Station 2:** Next week, the upstairs concrete floor will be poured, then the addition of rafters and roofing will begin. The retaining wall should also be completed. Inside walls of the downstairs portion have begun.

23. Police Department:

- Municipal Services Bureau Monthly Report Update

Police Chief Richard Brooks provided an update on code compliance and animal services. The new code compliance officer is doing a fantastic job getting policies and procedures and his approach set up, and is setting up the new software program. Progress has been made in the reporting from Animal Services is occurring including new categories, areas, and times.

24. Public Works:

- Wastewater Plant
- Rockhill Well
- Park Projects

Executive Director of Operations Leanne Wilson provided the following updates:

- **Wastewater Treatment Plant** - 2nd month under construction, Graycon completed the moisture conditioning for the operations and maintenance building and started the concrete foundation. Work has started on the pump station.
- **Hill St water well tank repair** going out for bid in the next week
- **428 well** - Will be lowering the pump over spring break
- **Rockhill well** - Clearing easements and expect to mobilize in March
- **Parks** - Main St beautification is continuing with electrical and irrigation.
- **Leslie Park** is almost finished.
- **Matthews Park** - poured concrete today and they will be installing the surfacing and irrigation. A grand opening is planned for May.
- **Highmeadow Park** - Construction begins Monday
- **RFQ** will go out in March for concept design of a sports complex
- **Winn Ridge & Veterans Parks** are at 100% on plans, pending budget.

25. Human Resources: None

26. Municipal Development: None

Future Agenda Requests: None

*****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:

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
- 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
- Outer Quad Development
- Tax foreclosures
- Financial Advisor RFQ/Contract

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 Manager (Goals)
- City Manager (Organizational Structure)

Council Member Jeff Perry made a motion to recess into Executive Session at 7:15 PM. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

City Council reconvened into Open Session at 9:52 PM: 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.

No action taken.

The meeting was adjourned at 9:52 PM.

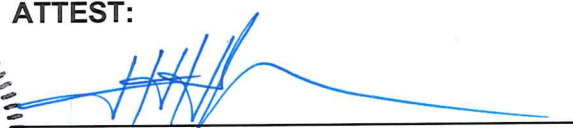
PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 27th day of March, 2025.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary