

City Council and Tax Increment Reinvestment Zone No 4 Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 24, 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 Swear-in Ceremony

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 March 27 , 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report.
6. Approve a Resolution granting consent to the addition of an approximate 27.07 acres of land located in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being wholly within the ETJ of the City, into the boundaries of The Lakes Fresh Water Supply District of Denton County pursuant to a petition submitted by D.R. Horton-Texas Ltd., property owner.
7. Approve a Resolution ratifying an expenditure of \$143,195 paid to Davis Water Well for the emergency repair of the Faulkner Water Well; and providing an effective date
8. Approve a Sanitary Sewer Easement granted by Aubrey Land JVC to the City providing a permanent variable-width sewer easement across a 27.243-acre tract of land located in the Francisco Trevino Survey, Abstract 1243, City of Aubrey, Denton County, Texas.

Tax Increment Reinvestment Zone No. 4 Board Meeting The City Council will recess into the Tax Increment Reinvestment Zone No 4 Board Meeting to discuss the following:

9. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 4, (the "Zone"), a Zone consisting of approximately 159.9 acres of land generally located south of FM 428, west of FM 1385 and east of Coffey Rd, and within the City of Aubrey; providing a final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code (MuniCap).

Reconvene into Regular Session

New Business: New items requested for consideration.

10. Consideration and action on an Ordinance regarding approval of the final Project and Financing Plan for the Tax increment Reinvestment Zone No.4, City of Aubrey, Texas and providing any findings and ordaining other matters in connection therewith.
11. Consider and act on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)
12. Consider and act on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)
13. Consider and act on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)
14. Consideration and action on a petition from Property Owner Wynn McGregor dated March 26, 2025 requesting removal of an approximate 21.822 acres of land from the extraterritorial jurisdiction of the City of Aubrey (identified by Owner as Denton County Parcel numbers 329842 and 498440).
15. Consideration and action on Ordinance #898-25, amending Article 6.04 Garbage, Trash and Rubbish of the Code of Ordinances by adopting definitions and amending regulations for open storage; providing a Penalty; and Providing an Effective Date.
16. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget.
17. Conduct a Public Hearing, consider and take appropriate action regarding an application from the Historic Preservation Officer to designate the Peanut Dryer as an individual Historic Landmark.
18. Consideration and action on appointing alternate member(s) to the Historic Preservation Commission.

Department Updates and Discussion:

19. Administration & Finance:
20. Library:

21. Fire Department: Station Updates
22. Police Department:
23. Public Works:
 - Wastewater Treatment Plant Construction Update
24. Human Resources:
25. Municipal Development:

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:

26. **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:
 - Hidden Lakes Development
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Project Bravo
 - Purchase of Property for Municipal Services
 - Trevedi Farms Development
 - Capital Improvement Projects
 - Elm Ridge Fire Service Contract
27. **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

Motion to Recess into Executive Session.

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.

28. Approve Resolution Number 997-25 for a land swap, which will occur by deeding the properties to the respective party for a sanitary control easement at the Rockhill Pump Station.
29. Approve Ordinance Number 894-25 disannexing the portion of property that is deeded to the Wilsons from a property swap for Rockhill Pump Station.

-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.