

City Council Meeting Minutes

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



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

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

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, 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 Chuck Fikes offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1.

- Mayor Rich announced the Annual Easter Egg Hunt will be April 12th. Bounce houses are open 9 am until noon and the Easter egg hunt begins at 10 am at the field on Elm at Sycamore. Directly following the Easter Event will be Matthew's Park Grand Opening Celebration; The first Fruit Jar Junction Market will be April 5th at Veterans Memorial Park.
- Chief Schlotter held a swearing-in ceremony and announced new hires Firefighter Alonzo Villatoro and Firefighter Jayden Sisneros.
- Chief Brooks held a swearing-in ceremony for Officer Bryce Bowen, Officer Miah Phillips, and Officer Craig Palitza, Summer Housmans who was promoted to Sergeant and Grant Joyner who was promoted to Sergeant. He also announced new hire, Victim Advocate Camila Curbelo.
- Chief Brooks presented Citizens Achievement Awards to Curt Hagstrom and Rick Gray for their assistance to an officer during a confrontation with a noncompliant individual during a traffic stop.
- Executive Director of Operations Leanne Wilson announced Interim Public Works Director Dean Ryland.

Citizen Input:

The following emails were read by Mayor Rich regarding the street name change from Springhill to Main St:

- Darla Wood, Hair Illusions Salon, opposed
- Jacqueline Irving, Hair Illusions Salon, opposed
- Leslie Owens, Hair Illusions Salon, opposed
- Robin Grissel, Hair Illusions Salon, opposed
- Tamara Gray, Hair Illusions Salon, opposed
- Mit Patel, Dos Mezclas, supports change
- Sarah Lomis, supports change
- Zack Bartholomew, supports change
- Tammy Tappan, Equine Instincts Gallery, supports change
- Marisa Stover, Casey & Co, supports change
- Krys Murray, former owner of business on Main St, supports change
- Kimberly Lewis, supports change
- Courtney Hopper, supports change
- Brittney Murray, supports change
- Bobby Dow, downtown business owner, supports change
- Bhadresh Travedi, supports change

Chris Rich spoke regarding his personal support of the change.

Consent Items: 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.

Council Member Chuck Fikes made a motion to approve the consent agenda items. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:39 p.m. and closed at 6:40 p.m. No citizens spoke.

Council Member Jeff Perry made a motion to approve Ordinance 895-25 and the adoption of a Municipal Services Agreement. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:40 p.m. and closed at 6:43 p.m. No citizens spoke.

Council Member Jeff Perry made a motion to approve the PD Planned Development for The Lakes Fresh Water Supply District, High Country, General Retail, as presented. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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*)

Executive Director of Operations Leanne Wilson presented information.

Council Member Erin Allen made a motion to deny the site plan, based on civil plans not approved by the City Engineer - Chapter 10, Subdivision Ordinance, Article 1, Section 4. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Dharmesh Shah, with Lee Engineering, presented information.

The Public Hearing opened at 6:46 p.m. and closed at 6:57 p.m. No citizens spoke.

Council Member Chuck Fikes made a motion to approve the Land Use Assumptions, Capital Improvement Plans and Impact Fees, calculated at the maximum allowable rate. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

15. Presentation, discussion and action to accept the Fiscal Year 2024 Audit from Whitley Penn.

Lauren Eaton, audit manager with Whitley Penn, presented information.

Council Member Jeff Perry made a motion to approve the Fiscal Year 2024 Audit. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Finance Director Mike English presented information.

Council Member Randy Jones made a motion to approve Hilltop Securities as the city's Financial Advisor and authorize the City Manager to negotiate and execute the advisory contract. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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

Parks and Recreation Superintendent Kurt Karnowski presented information.

Council Member Randy Jones made a motion to approve the Ordinance adopting Mobile Food Vendor regulations. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

Justin Rasor, with Raftelis, presented information.

Council Member Erin Allen made a motion to approve the rates, as presented. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Executive Director of Operations Leanne Wilson provided information.

Council Member Matt Jones made a motion to approve the fee schedule, as presented in Ordinance 901-25. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

20. Administration & Finance:

21. Library:

22. Fire Department: Station Updates

Chief Schlotter spoke regarding fire station construction updates. Station 3 is near completion and a May or June opening is expected. Station 2 is progressing quickly and is set for a mid-August opening. The ladder truck is expected to be completed on May 6.

23. Police Department:

- Power Engage
- Statistical Update
- Week That Was

Chief Brooks announced that Power Engage has been scrapped due to uncooperation of Denton County; provided a statistical update; and, shared the new "Week That Was", an internal communication for officers.

24. Public Works:

- Wastewater and Water Updates

Director of Operations Leanne Wilson announced that the Wastewater Treatment Plant construction is progressing well; equipment for the Rockhill Well project is mobilizing; Faulkner Well Ground Storage project is beginning; and Trivedi Ground Storage Tank is being planned.

25. Human Resources:

26. Municipal Development: Sign Grant Update

Executive Director Christine Gossett announced the new sign grant that was approved at the last board meeting.

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:

Council Member Jeff Perry made a motion to recess into Executive Session at 7:40 pm. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

City Council reconvened into regular session at 9:40 p.m.

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.

Council Member Erin Allen made a motion to approve a Development Agreement between the City and Cencor Acquisition Company and authorize the City Manager to execute necessary documents. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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.

The following spoke regarding the street name change from Springhill to Main St:

- Chris Welsh, 406 Springhill, spoke in opposition of the name change, and requested that we use funds to clean up the neighborhood, including the car wash near him.
- Brenda Baker, owner of Manor 402, spoke in opposition of the name change.
- Bud Baker, owner of Manor 402, spoke in opposition of the name change.
- Sunny Carson, tenant at 200 Springhill Rd, spoke in opposition of the name change.

Council Member Jeff Perry made a motion to approve Ordinance 891-25 and reimburse documented expenses up to \$2,000 per property owner. Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Erin Allen opposed.

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.

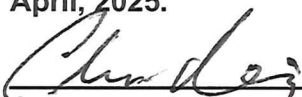
Council Member Erin Allen made a motion to approve the Restated Fire Protection Services Agreement between the City of Aubrey and Elm Ridge Water Control and Improvement District of Denton County; and authorizing the Mayor or designee to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

Additional motion after Executive Session:

Council Member Erin Allen made a motion to direct staff to proceed with property acquisitions as directed in closed session. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 10.01 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 24th day of April, 2025.


Chris Rich, Mayor

ATTEST:


Jenny Hicks, City Secretary

