

City Council Meeting Minutes

Aubrey Community Center
226 Countryside Dr.
Aubrey, TX 76227
May 13, 2025
6:00 PM



The meeting moved to the City Council Chambers and was called to order at 6:00 PM.

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

Staff Present: 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

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

Community Announcements: Mayor Rich announced the first concert of the Summer Music Series this Friday beginning at 5:00 PM at Veteran's Memorial Park.

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on the resignation of Mike Browning from the Aubrey Municipal Development District Board.

Council Member Jeff Perry made a motion to accept the resignation of Mike Browning from the MDD board. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

2. Consider and take action on awarding a bid and entering into a Contract with J&L Construction, LLC for the construction of Dane Street and City Hall Parking Improvements for an amount not to exceed \$717,240.50 and authorize the City Manager to execute the necessary documents.

Council Member Jeff Perry made a motion to award the bid to J&L Construction Services, LLC and authorize the City Manager to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

3. Consider and take action on a 0.1745-acre land purchase located in the Keeneland

Subdivision, Lot 26, Block F(2032 Westwood Drive), Aubrey, Texas, from Qualico Developments Inc. for municipal purposes in an amount not to exceed \$80,000, exclusive of closing costs and authorize the City Manager to execute the appropriate documents.

Council Member Randy Jones made a motion to approve the purchase and authorize the City Manager to execute documents. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

4. Consideration and action on the purchase of an approximate 0.118 acre parcel of property located at 201 Sycamore St., Aubrey Texas in an amount not to exceed \$360,000 exclusive of closing costs and authorize the City Manager to execute any necessary documents.

Council Member Jeff Perry made a motion to authorize purchase of property located at 201 Sycamore in an amount not to exceed \$360,000 exclusive of closing costs and authorize the City Manager to execute necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

*****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:

5. **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
 - Rockhill Road Property

Council Member Jeff Perry made a motion to recess into Executive Session at 6:07 PM. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into open session at 6:14 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.

Council Member Jeff Perry made a motion to direct staff to proceed with the property acquisition as discussed in Executive Session and authorize the City Manager to execute any necessary documents. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

Workshop Items:

6. Receive a presentation and discuss, and provide direction to staff regarding bonding projects in the capital improvement plan, the I & S tax rate, future initiatives, municipal operations, projects, and strategic plans not limited to, but including:
 - a. Property acquisition
 - b. Current and Future CIP projects
 - c. City departments and services as part of the CIP
 - d. Water and Wastewater projects

- e. Bonding estimate from Financial Advisor
- f. Bonding for CIP projects
- g. Discuss dates for future budget workshops

Financial Advisor Jim Sabonis, with Hilltop Securities, provided information on a potential bond.

Chief Brooks provided an update on the status of legislative bills regarding bonding.

Discussion was held regarding a CIP bond and recommendations were heard to include drainage funds, a tanker truck purchase, and an armored rescue vehicle for future purchase. Fire Department parking lot will be included in savings from the current Dane Street project. A reimbursement agreement will be presented for \$1,500,000 for downtown property purchases.

Future Agenda Requests: None

The meeting was adjourned at 7:32 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 22nd day of May, 2025.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary