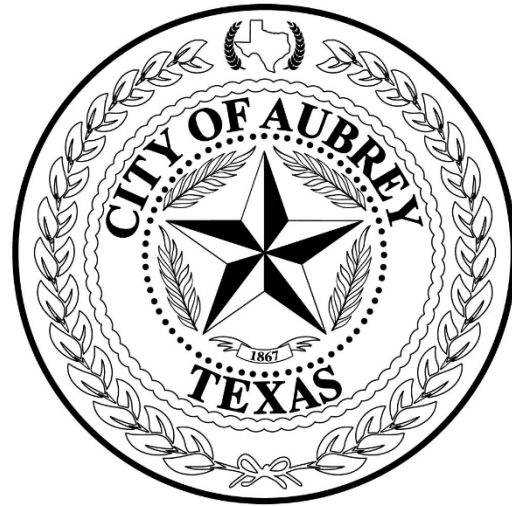


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 26, 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. - Summer Music Series July 19th from 5:00 to 9:00 PM at Veterans Memorial Park featuring Reverend Horton Heat with special guest Ottoman Turks
- Fruit Jar Junction Market will be July 5th from 8:00 AM until noon at Veterans Memorial Park.
- Fire Department Awards

- Public Works New Hires
- Proclamation

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 May 22, 2025 and June 14, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the request from Council member(s) identified in the Staff report as an excused absence from the May 22, 2025 Regular City Council meeting.
6. Approve an Interlocal Agreement between the City of Aubrey and the Ribbonwood Municipal Utility District for Fire Protection Services; and authorize the Mayor or designee to execute necessary documents.
7. Approve an Interlocal Agreement between the City of Aubrey and the Ribbonwood Municipal Utility District for Police Services; and authorize the Mayor or designee to execute necessary documents.
8. Approval of the engagement of Whitley Penn, LLP as the City's independent auditing firm and authorize the Mayor or his designee to sign the fiscal year 2025 audit engagement letter.
9. Approve an Interlocal Cooperation Agreement with Denton County for Shared Governance Communications & Dispatch Service System agreement, authorizing the Mayor, the City Manager, the Fire Chief and the Chief of Police to execute the same on behalf of the City of Aubrey.
10. Approve an Interlocal Cooperation Agreement between Denton County and the City of Aubrey Fire and Police Departments for the use of the Denton County Radio Communications System, authorizing the Mayor, the Fire Chief and Chief of Police to execute the same on behalf of the City of Aubrey.

11. Approve a Resolution for reimbursement expressing intent to reimburse certain expenditures from the proceeds of future bonds in the amount of \$3,020,000.00.
12. Consideration and action on accepting the Public Improvements to Matthews Park, and authorize final payment to D.L. Meacham for \$47,686.78.
13. Consideration and action on accepting the Public Improvements to Leslie Park, and authorize final payment to ALCC, LLC dba Perfect Finish Landscaping for \$68,636.45.
14. Consideration and action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for the City of Aubrey Surface Water Delivery Point No. 1 for an amount not to exceed \$607,100 and authorize the City Manager to execute necessary documents.
15. Consideration and action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter for the McNatt Road Extension for an amount not to exceed \$449,944 and authorize the City Manager to execute necessary documents.
16. Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.
17. Approve an Ordinance amending Article 7.02, "Fines, Costs, and Special Expenses" of Chapter 7, "Municipal Court" of the Code of Ordinances; and providing an effective date.
18. Award a bid to North Rock Construction for the construction of the Winn Ridge First Responders Park for an amount not to exceed \$1,213,682.29 and authorize the City Manager to execute the documents.

New Business: New items requested for consideration.

19. Consideration and action on an Ordinance approving a Specific Use Permit to allow alcoholic beverage sales for a Wine and Beer Retailer's Off-Premise Permit (BQ) for the property described as approximately 1.865 acres of land in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas, and located within the boundaries of Planned Development District - Shopping Center District (PD-SC) and approving a variance to the distance requirements for the location of the use. The property is generally located at the northeast corner of US Hwy. 377 and Spring Hill Road/ FM 428 known as Chaparral Center. (Vaquero Ventures/7 Eleven)
20. Consideration and action on a Replat application for Aubrey Estates Lot 9R to create one (1) lot in approximately 11.062 acres of the John M. Fisher Survey, Abstract No. 432, Thomas White Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Aubrey Estates Replat Lot 9R, Hector and Ginger Araujo*)

21. Consideration and action on a Replat application for the Garland Wilson Addition, Lot 7R1 on approximately 0.628 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas (*Garland & Terri Wilson, Garland Wilson Lot 7R1 Replat*)
22. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning for property currently zoned as SF10-Single-Family Residential 10,000 Square Foot Lot to a new zoning classification of SF75-Single-Family Residential 7,500 Square Feet. The property contains approximately 0.604 acres of land out of the J.M. Fisher Survey, Abstract Number 432 City of Aubrey, Denton County, Texas and is addressed as 105 E. North Street. The property is located at the northwest corner of E. North Street and Brockett Street. Denton CAD Property ID 52030. (105 E North St. Burke)
23. Hold a public hearing, consider and act on Ordinance annexing an approximate 6.25 acres of land, legally described as Tract 156D, Abstract No. 1243 out of the Francisco Trevino Survey, Denton County, Texas, generally located south of Spring Hill Road and East of Aubrey High School into the corporate limits of the City; adopting a municipal services agreement; and providing an effective date.
24. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on an approximate 15.244 acres of land comprised of an approximate 6.25 acre tract of land currently unzoned and previously located in the City's Extraterritorial Jurisdiction to a zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot and an approximate 8.994 acre tract of land currently zoned AG-R Agricultural Residential District and a small strip of private easements designated as C Commercial zoning district to a new zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot. The properties are located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and generally located south of FM 428/Spring Hill Road, east of US Hwy 377, and north of E. Highmeadow Drive in the Extraterritorial Jurisdiction, City of Aubrey, Texas and in the City of Aubrey, Texas. DCAD Parcel ID's 563322, 52483, 193127, 193128, 52458, 52453, and 52471. (Aubrey ISD High School Zoning SF-75).
25. Hold a public hearing, consider, and act on an Ordinance amending Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, to repeal Section 27, "Sign Regulations" and adopt a new Chapter 27, "Sign Regulations" regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Ordinance Amendment)
26. Consideration and action on a Resolution granting a petition requesting annexation into the corporate limits of the City of Aubrey by SWC 428/McNatt, L.P., owner of approximately 3.77 acres, consisting of two parcels being an approximate 2.03 acres

of land, legally described as being Lot 1, Block A of Winterhaven 7 Addition, an Addition to the City of Aubrey, Denton County, Texas and being an approximate 1.74 acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Tract 50A, Denton County, Texas, and including any and all rights-of-way adjacent; being generally located at 6150 McNatt Road and 1710 Springhill Road, setting a public hearing for the annexation and authorizing the City Secretary to cause notice of the hearing; and authorizing staff to negotiate and enter into a written services agreement with the property owner. (Cencor Development)

27. Consideration and action on a Resolution of the City Council of the City of Aubrey, Texas approving a Development Project of the Aubrey Municipal Development District for the purchase of real property for development purposes; approving the issuance of a Sales Tax Revenue Note by the Aubrey Municipal Development District to finance the purchase of real property for a Development Project in a principal amount of \$1,300,000; approving the District Project and Loan; and providing an effective date.
28. Receive a presentation and hold a discussion regarding submissions received in response to RFQ No. 2025-02 for architectural services related to design of the future Sports Complex; consider and take appropriate action regarding the selection of a firm to provide professional services related to the planning, needs assessment, concept development, construction plans, and cost estimations for the future Sports Complex, and authorize the City Manager to negotiate and execute necessary documents.
29. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget
30. Consideration and action on a Resolution appointing a member to the Denco 9-1-1 Board of Managers.
31. Consideration and action on appointing Amy Kramer to the Aubrey Parks and Recreation Board as an alternate member.
32. Consideration and action on appointing Manuel Chavez to the Capital Improvement Project Advisory & Impact Fee Study Board.
33. Consideration and action on appointing James Hendricks to the Aubrey Planning and Zoning Commission.
34. Discussion regarding TxDOT roadway construction.

Department Updates and Discussion:

35. Administration & Finance:
36. Library:
Summer Reading Program Update

- 37. Fire Department:
 - Construction Updates
- 38. Police Department:
 - Lieutenant Abram Salinas - LECOP #129 award
 - Victim Services - SafeStays Program
 - Blackjack Station Update
- 39. Public Works:
 - Wastewater Plant Construction Update
 - Rockhill Water Well Update
- 40. Human Resources:
- 41. 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:

- 42. **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:
 - *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
 - Purchase of Property for Municipal Services
 - Knuckles Road Development
 - Downtown Property
 - Hidden Lakes
 - Tort Claims
 - Remote attendance for Boards and Commissions
 - Emergency Services/Contracts
 - Project 38
- 43. **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

44. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
- Knuckles Road Development Incentives

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.

45. Consideration and action on a Development Agreement between the City and Arck Developers, LLC, for an approximate 53.64 acres of land located at 6411 Knuckles Road, Denton County, Texas; and authorizing the Mayor 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.