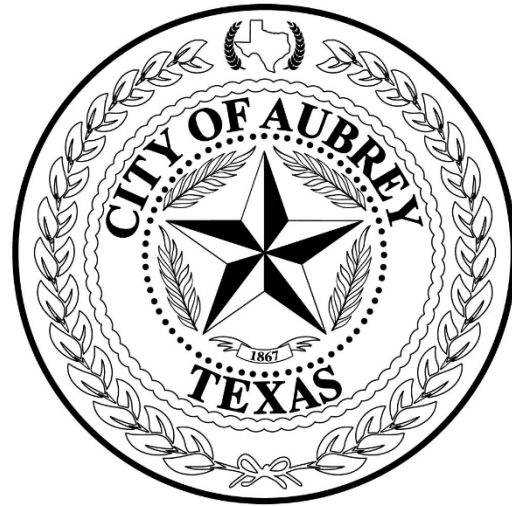


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 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.

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:

1. Approve minutes of the June 26, 2025 meeting.
2. Approve Monthly Staff Reports
3. Approve Monthly Financial Report.
4. Approve Quarterly Investment Report.
5. Accept the resignations of Jesse Kemp and Jason Noyes from the Parks and Recreation Board.
6. Accept the resignation of Sina Tidwell from the Planning & Zoning Commission.
7. Approve an Interlocal Agreement with the City of Oak Point for the sale of a surplus ambulance, and authorize the City Manager to execute the agreement.
8. Approve an Interlocal Cooperation Agreement with the Town of Little Elm for the coordination of the Ironman Competition route and reimbursement of expenses incurred, and authorize the City Manager to execute the agreement.
9. Approve final acceptance of Highpointe Ranch, Phase 1C, Public Improvements..

New Business: New items requested for consideration.

10. Hold a public hearing, consider, and act on Ordinance No. 912-25, 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 and providing an effective date. (Aubrey ISD)
11. Hold a public hearing, consider, and act on Ordinance No. 913-25, 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).

12. Hold a public hearing, consider and act on Ordinance No. 916-25, annexing an approximate 3.77 acres of land located in the City of Aubrey extraterritorial jurisdiction and being located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP Annexation)
13. Hold a public hearing, consider, and act on Ordinance No. 917-25, 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 of zoning on land annexed into the City limits from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a zoning classification of PD - Planned Development District with a base zoning district of C – Commercial on approximately 3.77 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP PD-C)
14. Receive a presentation, consider and act on Ordinance No. 918-25, providing for the issuance of City of Aubrey, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2025 in the approximate aggregate principal amount of \$71,030,000 for municipal projects to include streets and drainage improvements, parks and water/wastewater infrastructure and property purchases, public safety facilities and equipment, and property for municipal facilities; levying a tax in payment thereof; prescribing the form of said certificates; authorizing the execution and delivery of a Bond Purchase Agreement and a Paying Agent/Registrar Agreement; approving the official statement; enacting provisions incident and relating to the subject and purposes of this ordinance; and authorizing the city manager to execute the necessary documents.
15. Consider and act on Ordinance No. 919-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Jackson Ridge Public Improvement District; and providing an effective date.
16. Consider and act on Ordinance No. 920-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Winn Ridge South Public Improvement District; and providing an effective date.

17. Consider and act on Ordinance No. 921-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for the Duck Point Public Improvement District and providing an effective date.
18. Consider and act on Ordinance No. 922-25, of the City of Aubrey, Texas, approving the 2025-2026 Annual Service and Assessment Plan Update and Assessment Roll for Aubrey Public Improvement District No. 1 (Keeneland); and providing an effective date.
19. Consideration and action on awarding a bid to Pavilion Construction for Veterans Memorial Park, Phase 2 Construction for an amount not to exceed \$1,291,148.99 and authorize the City Manager to execute the necessary documents.
20. Receive presentation of the proposed Aubrey Municipal Development 2025-26 Fiscal Year budget; Discussion regarding same.
21. Consider and act on Resolution No. 1014-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately 4.194 acres of land, being a portion of Parcel ID 52014 generally located at 1900 W Blackjack Road, in the F. Trevino Survey, Abstract No A-1273, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey)
22. Consider and act on Resolution No. 1015-25, granting a petition requesting annexation by the City of Aubrey as owner of approximately two (2) acres of land located at 4425 FM 2931, being the entirety of Parcel ID 773540, Lot 18A, Block W, Phase 3 of Silverado Phase 3, Denton County, Texas, setting a Public Hearing for the annexation; authorizing staff to enter into a written services agreement with Owner. (City of Aubrey Fire Station No 3)
23. Consider and take action to fill four new positions this fiscal year that are being requested in fiscal year 2026.
24. Consideration and action on Resolution 1016-25, a joint Resolution with surrounding cities and towns, urging the Texas Department of Transportation and state leaders to expedite funding for critical transportation projects.
25. Consider and act on appointing alternate Board Member Eric Probst as a regular member of the Parks and Recreation Board.
26. Consider and act to approve the request from Council member(s) identified in the Staff report as an excused absence from the May 22, 2025 and June 26, 2025 Regular City Council meetings.

Department Updates and Discussion:

27. Administration & Finance:

- 28. Library:
- 29. Fire Department:
 - Station Updates
- 30. Police Department:
 - Blackjack Station update
- 31. Public Works:
 - Water Updates
 - Wastewater Updates
- 32. Human Resources:
- 33. 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.

- 34. Discussion regarding availability for future special meetings.

*****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:

- 35. **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
 - Downtown Property
 - Hidden Lakes
 - Tort Claims
 - Open Meetings Act Remote attendance
 - Emergency Services/Contracts
 - Board member eligibility
 - HB3161 - TMRS
 - Meeting Decorum/Ethics
 - Grants for Personnel
 - ETJ and Release Petitions
 - PID/TIRZ Agreements

36. **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
37. **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

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.

38. Consider and act on a Petition from the McGregor Family Trust for release of properties identified as Parcel ID 329842 and Parcel ID 498440, approximately 22 acres, from the extraterritorial jurisdiction of the City of Aubrey.

-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.