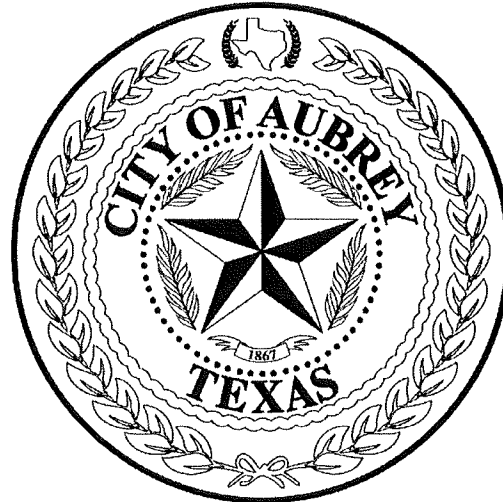


City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 26, 2025
6:00 PM



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

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

Absent: Randy Jones

Staff Present: City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, Assistant Fire Chief Scott Downes, 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

Pastor Guillermo from North Rock Church offered the Invocation and led the Pledges of Allegiance.

Community Announcements:

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.**
 - **Assistant Fire Chief Scott Downes announced receipt of three Recognitions of Excellence Awards for Prehospital Emergency Care**
 - **Public Works new hire, Operations Administrative Coordinator Rachel Evans was introduced.**
 - **Mayor's Proclamation presented to Director of Operations Leanne Wilson for completion of the Certified Public Manager Program**

Citizen Input:

- **Vince Handler, 7409 Brushy Meadow Trail, spoke regarding his candidacy for Justice of the Peace Precinct 5.**

- State Representative Jared Patterson provided a legislative update.

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. (Resolution No. 1009-25)
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. (Ordinance No. 915-25)
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.

Council Member Jeff Perry made a motion to remove item No. 5 and table until all council members are present. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Council Member Chuck Fikes requested to remove item No. 15. Director of Operations Leanne Wilson provided additional information.

Council Member Jeff Perry made a motion to approve all other items not including No 5 and No. 15. Council Member Chuck Fikes seconded. Motion Passed (4:0) .

Council Member Chuck Fikes made a motion to approve item No. 15 with an amendment to the not-to-exceed amount of \$667,639. Council Member Jeff Perry seconded. Motion Passed (4:0) .

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:15 p.m. and closed at 6:17 p.m.

Council Member Jeff Perry made a motion to approve the SUP Ordinance with the variance for the distance requirement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 903-25)

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*)

City Planner Helen-Eve Beadle provided information.

City Council Member Mike Browning made a motion to approve the replat. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

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*)

City Planner Helen-Eve Beadle provided information.

Council Member Matt Jones made a motion to approve the replat. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:21 p.m. and closed at 6:25 p.m.

Council Member Chuck Fikes made a motion to approve the Ordinance rezoning the property to SF75 Single Family Residential, 7,500 square feet. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed. (Ordinance No. 911-25)

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.

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:25 p.m.

Council Member Jeff Perry made a motion to table action on the annexation Ordinance and continue the public hearing until the July 24, 2025 City Council Meeting at 6:00 PM. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Ordinance No. 912-25)

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).

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:28 p.m.

Council Member Jeff Perry made a motion to continue the public hearing and table action on the rezoning Ordinance until the July 24, 2025 City Council meeting at 6:00 PM. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 913-25)

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:41 p.m. and closed at 6:46 p.m.

Council Member Jeff Perry made a motion to approve the Zoning Ordinance amendment for sign regulations. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance No. 914-25)

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)

City Planner Helen-Eve Beadle provided information.

Council Member Jeff Perry made a motion to grant the petition for annexation and set a public hearing date for July 24th at 6:00 PM at the Council Chamber. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed. (Resolution No. 1011-25)

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.

MDD Executive Director Christine Gossett provided information.

Council Member Chuck Fikes made a motion to approve the Resolution approving the development project. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Resolution No. 1012-25)

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.

Parks and Recreation Superintendent Kurt Karnowski provided information.

Council Member Jeff Perry made a motion to authorize the City Manager to negotiate with Westwood on a Professional Services Agreement. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on an Ordinance amending the Fiscal Year 2025 Budget

Finance Director Mike English provided information.

Council Member Chuck Fikes made a motion to approve the Ordinance amending the Fiscal Year 2025 Budget. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed. (Ordinance No. 910-25)

30. Consideration and action on a Resolution appointing a member to the Denco 9-1-1 Board of Managers.

Council Member Jeff Perry made a motion to take no action. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

31. Consideration and action on appointing Amy Kramer to the Aubrey Parks and Recreation Board as an alternate member.

City Council Member Mike Browning made a motion to appoint Amy Kramer as an alternate member of the Parks & Recreation Board. Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

32. Consideration and action on appointing Manuel Chavez to the Capital Improvement Project Advisory & Impact Fee Study Board.

Council Member Matt Jones made a motion to appoint Manuel Chavez to the CIP-Impact Fee Committee. Council Member Jeff Perry seconded. Motion

Passed (4:0). None opposed.

33. Consideration and action on appointing James Hendricks to the Aubrey Planning and Zoning Commission.

City Council Member Mike Browning made a motion to appoint James Hendricks to the Planning & Zoning Commission. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

34. Discussion regarding TxDOT roadway construction.

Discussion was held regarding FM 1385 needing to be funded immediately and writing a letter to TxDOT regarding the need. Also discussed was the need for a speed study along with Celina along FM 1385.

Department Updates and Discussion:

35. Administration & Finance:

36. Library:

- Summer Reading Program Update

- **Summer reading program had 179 participants sign up on the first day. On day 27, there were a total of 750. The Summer Reading Program ends on July 31st with a finale event planned for August 1st.**

37. Fire Department:

- Construction Updates

- **The Criminal Investigations Division moved into Station 3 today. The Providence Village Fire crew will move in tomorrow.**

- **Station #2 is on schedule.**

38. Police Department:

- Lieutenant Abram Salinas - LECOP #129 award

- Victim Services - SafeStays Program

- Blackjack Station Update

- **Lieutenant Abram Salinas was awarded the LECOP#129 award.**

- **The Crime Victim Advocate has started the SafeStays Program, allowing use of certain hotels if shelters are full.**

- **Regarding the Blackjack Station, bids have been secured and jobs begin next week.**

39. Public Works:

- Wastewater Plant Construction Update

- Rockhill Water Well Update

- **The Highpointe development has poured additional streets.**

- Regarding the Wastewater Plant construction, the Operations and Maintenance building is going up, the aeration basin construction is continuing along with the bases for the clarifiers.
- Regarding the Rock Hill water well, the hole is in the ground and there is 1200 foot of 16" pipe ready to go.
- The City Hall parking lot is being poured tomorrow morning.

40. Human Resources:

41. Municipal Development:

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:

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

Council Member Jeff Perry made a motion to recess into Executive Session at 7:13 PM.

Council Member Matt Jones seconded. Motion Passed (4:0). None opposed.

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 open session at 9:14 PM.

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.

Council Member Chuck Fikes made a motion to approve the development agreement as written and authorize the City Manager to negotiate within the parameters discussed in Executive Session. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 9:16 PM.

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



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary