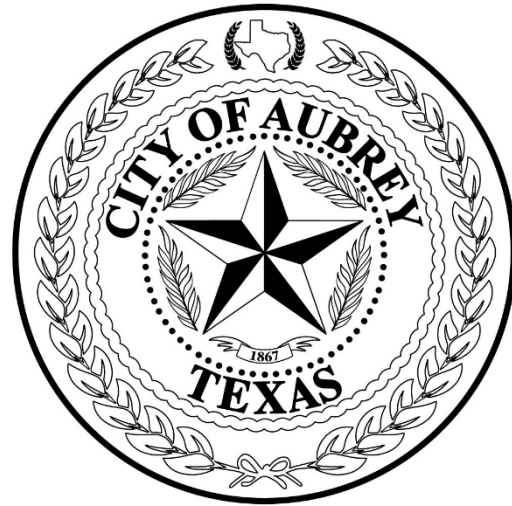


City Council and TIRZ No 1 Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 28, 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. - Aubrey Cares - Concert benefiting Kerr County Relief Fund - will be held September 19th beginning at 5:30 pm at Veterans Memorial Park
- The 39th Annual Aubrey Peanut Festival will be October 4th in Downtown Aubrey beginning at 9:00 AM.
- The Aubrey Haunted Harvest will be held October 25th at 1817 Springhill Rd.
- United Way Proclamation

- Park Donation Proclamation
- Police New Hires - Officers Charles Sinclair, Ryan Lingerfelt and Kara Davidson
- Fire Department New Hires - Noah Strickland and Russell Reeves

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 July 24, July 31 and August 21, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Resolution No. 1008-25 ratifying an expenditure of \$21,931.71 paid to Pierce Construction for the emergency repair of water damage at city hall; and providing an effective date.
6. Approve Resolution No. 1010-25 ratifying an expenditure of \$65,042.69 paid to Firehouse Roofing for the emergency repair of roof damage at the library; and providing an effective date.
7. Approve an Interlocal Agreement between the City of Aubrey and the Denton Independent School District for Aubrey to provide Police/School Liaison services with two (2) School Resource Officers assigned to serve Providence Elementary School and Sandbrock Ranch Elementary School; and authorize the Mayor to execute necessary documents.
8. Approve Ordinance No. 923-25 approving a settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the company's 2025 rate review mechanism filings, and adopting tariffs that reflect the rate adjustments.
9. Approve a permanent sanitary sewer easement to Mustang Special Utility District for the Clear Sky Development force main across the Trivedi Park property.

10. Approve a reimbursement request from Council Member Mike Browning for city related travel and training expenses.
11. Award a bid to Mann Robinson and Son's, Inc. for drainage improvements on Dlynn in an amount not to exceed \$67,696.04, and authorize the City Manager to execute required documents.
12. Approve a License Agreement between the City and RCW's Investments, Inc. granting a license to RCW Investments to utilize an approximate .06 acre tract of land identified as an alley located between North Sherman Drive and Elm Street, a portion of the license property is adjacent to 110 North Sherman Drive, identifying allowed uses, preserving access; and authorizing the Mayor or designee to execute necessary documents.
13. Approve the acceptance of Public Improvements to Main Street (428) - Project F2024(957); authorize final payment to Pace Construction for \$35,863; and establish the date of acceptance as Council approval date.

Recess into Tax Increment Reinvestment Zone No 1 Board Meeting

14. Consider and make a recommendation to City Council regarding the proposed Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Aubrey, Texas (the "Zone") pursuant to Chapter 311, Texas Tax Code to decrease the increment participation rate; and providing for related matters.

Reconvene into Regular Session

New Business: New items requested for consideration.

15. Hold a Public Hearing, consider and take appropriate action on Ordinance No. 924-25 approving the Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Aubrey, Texas (the "Zone") pursuant to Chapter 311, Texas Tax Code, to decrease the increment participation rate; and providing for related matters.
16. Consideration and action on a Final Plat for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)
17. Presentation from Rodney Dryden, from Hub International, regarding the city's health insurance plans, and consideration and action for making plan changes.
18. Hold a Public Hearing, Consider and take action regarding Ordinance No. 925-25, making appropriations for the support of the City, appropriating money to a sinking

fund to pay interest and principal of the City's indebtedness; approving and adopting the annual Budget of the City of Aubrey, Texas for the 2025-2026 Fiscal Year; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.

19. Hold a Public Hearing, Consider and take action on Ordinance No. 926-25, approving the 2025 Certified Property Tax Rolls for the City; levying taxes and fixing and adopting the tax rate on all taxable property for the year 2025 at the rate of \$0.455000 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Aubrey, Texas; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.
20. Consideration and action on Resolution No. 1019-25, ratifying the property tax revenue increase reflected in the Budget for Fiscal Year 2025-2026.
21. Hold a public hearing, consider and act on Ordinance No. 927-25, annexing approximately 4.194 acres of land, being situated in the F. Trevino Survey, Abstract No. A-1273, Denton County Property ID No. 52014 and generally located at 1900 E Blackjack Road, in the Aubrey Extraterritorial Jurisdiction, into the corporate limits of the City of Aubrey; acknowledging entitlement to services; and providing for an amendment to the boundary map of the City. (City of Aubrey)
22. Hold a public hearing, consider and act on Ordinance No. 928-25, annexing an approximate 2 acres of land, being described as Lot 18A, Block W of Silverado Phase 3, Denton County Property ID No. 773540 and generally located at 4425 FM 2931, in the Aubrey Extraterritorial Jurisdiction, into the corporate limits of the City of Aubrey; acknowledging entitlement to services; and providing for an amendment to the boundary map of the City. (City of Aubrey Fire Station)
23. Consider and take action on approval of an extension to a Temporary Recreational Vehicle Permit for 527 Amy Jo Circle, for a period to not exceed twelve months.
24. Consider and take action on a change order from Gracon Construction in the amount of \$143,685.60 for the wastewater treatment plant expansion and authorize the City Manager to execute necessary documents.
25. Consider and take action regarding Ordinance No. 929-25, an ordinance amending Chapter 16, "Historic Preservation" by amending provisions of Article 16.03, Designation Process and Article 16.04 Certificates of Appropriateness; providing a penalty for violation; providing for publication; and providing an effective date.

Department Updates and Discussion:

26. Administration & Finance:

27. Library:

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

33. Discussion regarding availability for future regular and 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:

34. **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
 - Emergency Services/Contracts
 - Tort Claims
 - Personnel Policies
 - Downtown Property
 - Hidden Lakes
 - Annexation Notifications
 - Trivedi Farms
 - Highpointe Commercial
 - Blackjack Tract 160
 - ETJ and Release Petitions
 - Vehicle & Equipment Replacement Fund
35. **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

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.

-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.