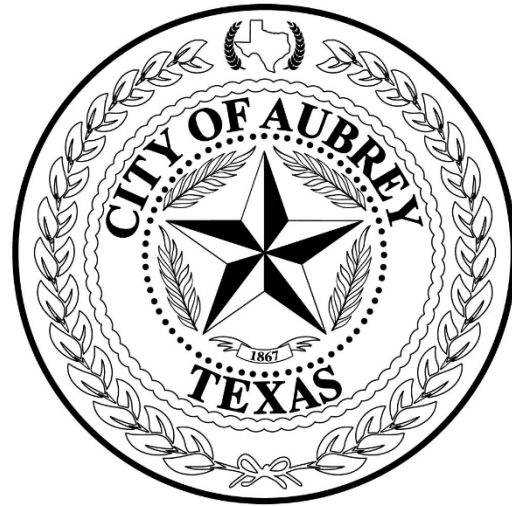


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
September 25, 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 August 28, 2025 meeting.
2. Approve Monthly Staff Reports
3. Approve Monthly Financial Report.
4. Approve a Water and Sanitary Sewer Easement granted by Sherrell Jack Hopper, Jr. and Merry Lee Hopper, Trustees of the J&M Family Trust to the City of Aubrey providing a permanent water and sewer easement and a temporary construction easement across a called 30.5742 acre tract of land located in the F. Trevino Survey, Abstract 1243, Denton County, Texas, and authorize the Mayor to sign for acceptance.
5. Approve a Memorandum of Understanding (MOU) between the City of Aubrey and the United States Capitol Police to reimburse the City for expenses incurred while engaged in protection activities for members of the US Congress within the jurisdiction of the City of Aubrey and authorizing the City Manager to execute the agreement.
6. Approve a Memorandum of Understanding (MOU) between the City of Aubrey and Denton County MHMR to establish an agreement related to mental health services.
7. Approve Resolution No. 1020-25 authorizing an additional four hours of holiday time for city employees for the 2025 Christmas holiday.
8. Accept the resignation of Brenda Blackburn from the Municipal Development District Board.
9. Accept the resignation of Hallie Nix from the Aubrey Area Library Advisory Board.
10. Approve Resolution No. 1018-25 ratifying an expenditure of \$5,110 paid to Lonestar Exteriors for the emergency repair of water damage at Fire Station No 1; and providing an effective date.
11. Approval of Ordinance 931-25 designating the official newspaper for the City of Aubrey for the 2025-2026 Fiscal Year.
12. Approve an ordinance amending Chapter 9, "Personnel" of the Code of Ordinances to adopt a new Section 9.01.003, "TMRS Contribution" to increase City employees

TMRS contribution rate from 7% to 8%; providing for related matters and providing an effective date.

13. Approve an Interlocal Cooperation Agreement with Denton County for Library Services; and authorize the Mayor to execute documents.
14. Approve an Ordinance Number 933-25, amending Chapter 12, Traffic and Vehicles, Section 12.03.052, School Zones of the Code of Ordinances repealing Section 12.03.052, School Zones, of Chapter 12, Traffic and Vehicles and adopting a new Section 12.03.052, School Zones to incorporate existing ordinances into the Code, and to establish a new school speed zone as requested by Aubrey ISD located on FM 2931 in the vicinity of Owens Middle School within the areas described therein; to set a reduced speed limit for the zone during designated times to be 35 miles per hour; to authorize installation of traffic control devices; providing a penalty of fine of \$200 for violation; and providing an effective date.

New Business: New items requested for consideration.

15. Approve an administrative services agreement between the City of Aubrey and the Aubrey Municipal Development District and authorize the Mayor to execute necessary documents.
16. First reading and Discussion regarding a Resolution approving a Project of the Aubrey Municipal Development District providing a Targeted Improvement grant for building improvements and demolition at 705 W Sherman Drive for \$18,750.
17. Consideration and action on appointing/reappointing members to the Municipal Development District Board.
18. Consideration and action on appointing/reappointing members to the Aubrey Area Library Advisory Board.
19. Consideration and action on appointing/reappointing members to the Capital Improvement/Impact Fee Study Board.
20. Consideration and action on Ordinance No. 932-25 amending the Fiscal Year 2025 Budget.**

****Taxpayer Impact Statement**

Property Tax Due on Median Valued Homestead

2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

	Rate per \$100 of Value	Median Valued Homestead Property	Tax Due
2024 Adopted Rate	0.464000	\$339,000	\$1,573
2025 Adopted Rate	0.450000	\$339,000	\$1,526

2025 No New Revenue Rate	0.450674	\$339,000	\$1,528
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21. Consideration and action on a Resolution nominating candidates to the Denton Central Appraisal District Board of Directors, Places 4 and 7.
22. Consideration and action on a Resolution No. 1022-25 regarding the proposed annexation from the ETJ of the City into the corporate limits of the City of Aubrey of a ±10.58-acre tract of land known as a portion of FM 2931 from the existing Aubrey City Limits line to Blackjack Road, being legally described as being a part of the F. H. Pollard Survey, Abstract No. 995, the F. Trevino Survey, Abstract No. 1243, the J. Ryan Survey, Abstract No. 1069, and the T. Chambers Survey, Abstract No. 223, and an existing variable width right-of-way, Denton County, Texas, setting public hearings for the annexation for October 15, 2025 and October 23, 2025; authorizing the City Secretary to cause notice of hearing, and providing other matters required by law.
23. Consideration and action on a Resolution regarding the proposed annexation from the ETJ of the City into the corporate limits of the City of Aubrey of a ±5.481-acre tract of land known as a portion of FM 428 (West Sherman Drive), being legally described as being a part of the D. Cowen Survey, Abstract No. 0304 and J.M. Fisher Survey, Abstract No. 0432, and an existing 100-foot right-of-way, Denton County, Texas, setting public hearings for annexation for October 15, 2025 and October 23, 2025; authorizing the City Secretary to cause notice of hearing, and providing other matters required by law.

Department Updates and Discussion:

24. Administration & Finance:
25. Library:
 - Accreditation
26. Fire Department:
 - Station Updates
27. Police Department:
 - Blackjack Station Update
28. Public Works:
 - Water Updates
 - Wastewater Updates
29. Human Resources:
30. 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:

31. **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
 - Downtown Property
 - Hidden Lakes
 - Trivedi Farms
 - Highpointe Commercial
 - Trailhead Development
 - ETJ and Release Petitions
 - Traffic Statutes & Ordinances
 - Union and Dane Street ROW and Easement
 - MDD Grants
32. **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
33. **551.074 Personnel Matters.** 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 Attorney

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.

34. Consideration and action on Resolution No. 1024-25 of the City Council of the City Of Aubrey, Texas finding that a public necessity exists and authorizing condemnation to acquire a net acreage of 1.444 acres (62,937 sq ft) permanent right-of-way, a 0.242 acres (10,533 sq ft) permanent right-of-way, a 0.047 acres (2,040 sq ft) water line

easement, and a 0.663 acres (28,894 sq ft) water line easement for public purposes for a public project, including but not limited to, construct, maintain, repair and operate thereon a street, highway, right-of-way, drainage improvements, utilities, other related improvements, such appurtenant facilities as may be necessary, and other public uses, on real properties generally described as being located at or near 607 Hill St, Aubrey, Denton County, Texas, in the J.M. Fisher survey, abstract no. 432, Denton CAD Property Ids #160816 and #51869, such properties are generally located along Union Street between North Street and Blackjack Road and along Dane Street west of Union Street, and being more particularly described herein; providing notice of an official determination to acquire real property rights for rights-of-way and water line easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager or designee to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights-of-way and water line easements; ratifying prior documents made for acquisition of the rights-of-way and water line easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights-of-way and water line easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

35. Consideration and action on a Development Agreement between the City and TDI GP, LLC for the development of an approximate 58.8-acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, located within the City's extraterritorial jurisdiction and identified as the Hidden Lake Development; and authorizing the Mayor to execute necessary documents. (Hidden Lake)
36. Consideration and action on a Development Agreement between the City and SMC Development LLC for the development of an approximate 184.78 acres of land situated in the Ambrosich Addition (Denton County Instrument No. 2010-192) and the Thomas Chambers Survey, Abstract No. 223, Denton County Instrument No. 2025-90236, located within the City's extraterritorial jurisdiction and identified as the Trailhead Development; and authorizing the Mayor to execute necessary documents. (Trailhead)

-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.