

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 28, 2025
6:00 PM



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

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

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

JW Brinkley, with First Rock Fellowship, offered the Invocation. The Pledges of Allegiance were recited.

Community Announcements:

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 presented
- Park Donation Proclamation presented to David Clyde Wallace in honor of his wife, Della Y. Wallace
- Police New Hires sworn-in - Officers Charles Sinclair, Ryan Lingerfelt and Kara Davidson
- Fire Department New Hires sworn-in - Noah Strickland and Russell Reeves

Citizen Input:

- James Grider spoke regarding The Rock Counseling and Recovery Services providing low cost/no cost mental health care to citizens

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 D Lynne 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.

Council Member Chuck Fikes made a motion to Approve the consent items. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

Recess into Tax Increment Reinvestment Zone No 1 Board Meeting

Council Member Jeff Perry made a motion to recess into the TIRZ Board meeting at 6:25 PM. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.

Jennifer Sloan, with Municap, provided information.

Council Member Chuck Fikes made a motion to recommend approval of the Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number One. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

City Council Reconvened into regular session at 6:30 PM.

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.

The Public Hearing opened at 6:30 p.m. and closed at 6:31 p.m. No citizens spoke.

Council Member Randy Jones made a motion to approve the Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number One, and authorize the City Manager to take all necessary actions to implement the amendment. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.)

City Planner Helen-Eve Beadle provided information.

Council Member Randy Jones made a motion to approve the final plat. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

17. Presentation from Rodney Dryden, from Hub International, regarding the city's health insurance plans, and consideration and action for making plan changes.

Rodney Dryden, with Hub International, provided information.

Council Member Jeff Perry made a motion to approve the benefits plan as presented and authorize the City Manager to execute the contracts. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.

The Public Hearing opened at 6:39 p.m.

Finance Director Mike English provided information. The public hearing closed at 6:40 p.m. No citizens spoke.

Council Member Chuck Fikes made a motion to approve the ordinance approving and adopting the annual budget. Council Member Jeff Perry seconded. Motion Passed (5:0).

Roll Call Vote:

For: Jeff Perry, Chuck Fikes, Randy Jones, Matt Jones, Mike Browning

Against: None

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.

The Public Hearing opened at 6:41 p.m.

Finance Director Mike English provided information.

The Public Hearing closed at 6:49 p.m. No citizens spoke.

Council Member Chuck Fikes moved that the property tax rate be increased by the adoption of a tax rate of \$0.455 per \$100 of taxable value, which is effectively a 2.13% increase in the tax rate and approve the Ordinance. Council Member Jeff Perry seconded. Motion Failed (2:3). Council Member Randy Jones, Council Member Matt Jones, and City Council Member Mike Browning opposed.

Council Member Matt Jones moved that the property tax rate be increased by the adoption of a tax rate of \$0.450 per \$100 of taxable value, which is effectively a 2.10% increase in the tax rate and approve the Ordinance. Council Member Randy Jones seconded. Motion Passed (3:2).

Roll Call Vote:

For: Randy Jones, Matt Jones, Mike Browning

Against: Jeff Perry, Chuck Fikes

20. Consideration and action on Resolution No. 1019-25, ratifying the property tax revenue increase reflected in the Budget for Fiscal Year 2025-2026.

Finance Director Mike English provided information.

Council Member Matt Jones made a motion to ratify the property tax increase

reflected in the FY 2025-2026 Budget and approve the Resolution. City Council Member Mike Browning seconded. Motion passed (5:0).

Roll Call Vote:

For: Jeff Perry, Chuck Fikes, Randy Jones, Matt Jones, Mike Browning

Against: None

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)

The Public Hearing opened at 6:52 p.m.

City Manager Charles Kreidler provided information.

The Public Hearing closed at 6:54 p.m. No citizens spoke.

Council Member Jeff Perry made a motion to approve the annexation ordinance. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

The Public Hearing opened at 6:54 p.m.

City Manager Charles Kreidler provided information.

The Public Hearing closed at 6:55 p.m. No citizens spoke.

Council Member Chuck Fikes made a motion to approve the annexation ordinance. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Development Services Manager Shanda Guffee provided information.

Council Member Jeff Perry made a motion to approve the temporary RV permit extension. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Public Works Director Dean Rylant provided information.

Council Member Chuck Fikes made a motion to approve the change order. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Executive Director of Operations Leanne Wilson provided information.

Council Member Randy Jones made a motion to approve the ordinance as presented. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

26. Administration & Finance:

Mike announced that the 2025 Certificate of Obligation was funded on Aug 21st.

27. Library: None

28. Fire Department:

Fire Station #3 has a few punch list items to be completed. It is scheduled for late September/early October opening.

Fire Station #2 has the brick completed on 3 sides, the overhead doors are installed, power is on in the inside of the building, the generator is installed, and the roof is almost complete. It is scheduled for an October 27th completion date.

29. Police Department:

Blackjack Station fence is complete except for the gate, the furniture is in, and the internet is up and running. It is expected to be operational in two weeks.

30. Public Works:

The Rockhill well is progressing, and they are working on flushing the walls. Setting of the pump and motor is next.

The Wastewater Treatment Plant expansion is progressing. The sludge holding tank is in place, and the building and clarifiers are progressing.

Regarding Faulkner Tower, the 16" water line is in place on Dane and Blackjack

(to Main St). The tank is connected to the line.

31. Human Resources: None

32. Municipal Development: None

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.

Council member Jeff Perry requested an executive session item regarding traffic concerns.

33. Discussion regarding availability for future regular and special meetings.

**Discussion was held for a special meeting to be held on October 15th.
The November meeting will be moved to November 20th.
The December meeting will be moved to December 18th.**

*****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

**Council Member Jeff Perry made a motion to recess into Executive Session at 7:16 PM.
Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.**

City Council reconvened into regular session at 10:19 PM. 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.

With no additional discussion or motions, the meeting was adjourned 10:19 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 25th day of September, 2025.



Chris Rich, Mayor

ATTEST:



Jenny Hicks, City Secretary

