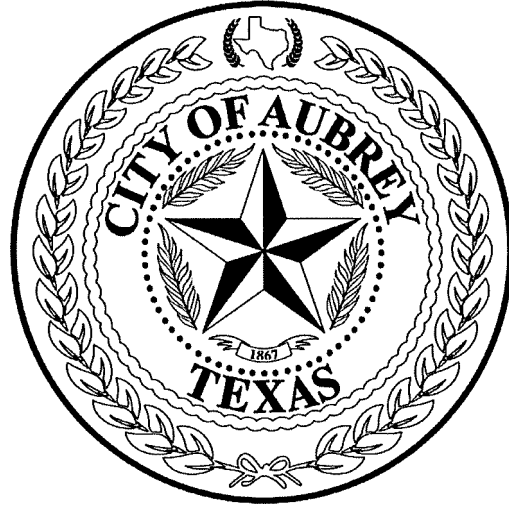


City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 24, 2025
6:00 PM



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

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

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, Development Manager Shanda Guffee, Assistant to the City Manager Bailey Thompson, Planner Helen-Eve Beadle

Council Member Jeff Perry offered the Invocation and led the Pledges of Allegiance.

Community Announcements:

- Mayor Rich announced the Main Street Motorfest will be August 2nd from 10:00 am until 2:00 pm in Downtown Aubrey. During the car show, the Fruit Jar Junction Farmers Market will be held from 9:00 am until 1:00 pm at Veterans Memorial Park.
- Flood Benefit concert on the third Saturday in September at Veterans Memorial Park
- City Manager Charles Kreidler announced the Texas Municipal League Conference will be in October if any council members were interested in attending.

Citizen Input: None

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.

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

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing continued from the June 26th meeting, closed at 6:05 p.m.

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

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).

City Planner Helen-Eve Beadle provided information.

The Public Hearing continued from the June 26th meeting, closed at 6:09 p.m.

Council Member Jeff Perry made a motion to approve the Zoning Ordinance. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:09 p.m. and closed at 6:11 p.m.

Rick Bleemel, neighboring property owner, requested information on who is notified about the annexation and zoning.

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

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:12 p.m. and closed at 6:17 p.m.

Council Member Randy Jones made a motion to approve the Zoning Ordinance. Council Member Jeff Perry seconded. Motion Passed (4:1). Council Member Chuck Fikes opposed.

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.

Jim Sabonis, with Hilltop Securities, provided information.

Council Member Chuck Fikes made a motion to approve the Ordinance

providing for the issuance of City of Aubrey Tax and Revenue Certificates of Obligation, Series 2025 in the appropriate aggregate principal amount not to exceed \$71,030,000 and other requirements as specified in the Ordinance. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Josh Arendt, with Municap, will present information.

Council Member Matt Jones made a motion to approve the ordinance approving the 2025- 2026 annual service and assessment plan update and assessment roll for the Jackson Ridge PID. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.

Josh Arendt, with Municap, will present information.

Council Member Matt Jones made a motion to approve the ordinance approving the 2025-2026 annual service and assessment plan update and assessment roll for the WinnRidge South PID. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

Josh Arendt, with Municap, will present information.

Council Member Matt Jones made a motion to approve the ordinance approving the 2025-2026 annual service and assessment plan update and assessment roll for the Duck Point PID. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.

Josh Arendt, with Municap, will present information.

Council Member Randy Jones made a motion to approve the ordinance approving the 2025- 2026 annual service and assessment plan update and assessment roll for the Aubrey PID No. 1. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

Parks Superintendent Kurt Karnowski presented information.

Council Member Jeff Perry made a motion to award the bid to Pavilion Construction in an amount not to exceed \$1,291,148.99 and authorize the City Manager to execute the necessary documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

20. Receive presentation of the proposed Aubrey Municipal Development 2025-26 Fiscal Year budget; Discussion regarding same.

Board Vice President Tim Heitman presented information. Discussion only. No action taken.

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)

City Manager Charles Kreidler provided information.

City Council Member Mike Browning made a motion to approve the Resolution and set the public hearing for August 28, 2025 at 6:00 pm in the Aubrey City Council Chambers. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

City Manager Charles Kreidler provided information.

City Council Member Mike Browning made a motion to approve the Resolution and set the public hearing for August 28, 2025 at 6:00 pm in the Aubrey City Council Chambers. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

23. Consider and take action to fill four new positions this fiscal year that are being requested in fiscal year 2026.

HR Manager Shaena Williams presented information.

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

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.

City Manager Charles Kreidler provided information.

Council Member Matt Jones made a motion to approve the joint resolution. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

25. Consider and act on appointing alternate Board Member Eric Probst as a regular member of the Parks and Recreation Board.

Council Member Randy Jones made a motion to appoint Eric Probst to the Parks and Recreation Board as a regular member. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

Council Member Jeff Perry pulled this item from consent during the June agenda to discuss at this meeting and has requested to table it until after Executive Session.

After Executive Session, Council Member Jeff Perry made a motion to approve the excused absences. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

27. Administration & Finance:

28. Library:

Confirmation received from the Texas State Library and Archives that the library will be accredited for state fiscal year 2026; Summer reading had 830 sign-ups and we have met 4,929 of our daily reading goals; Summer Reading finale will be Friday, August 1st

29. Fire Department:

Fire Station Number 3: Crews have moved in and it is operational with the squad and an ambulance; the building has not been opened to the public yet; the builder has assured a 100% completion date toward the end of August and when the punch list items are complete, we will open the doors and invite everyone for a ceremony.

Fire Station Number 2: about 75% complete; the first and second floors have been sheetrocked and brick laying has begun; rough-in plumbing and electric are complete; concrete has been poured, with the exception of the pad for the generator and some sidewalks; coordination with the architecture firm for the park and irrigation is happening; estimated completion date is early October.

30. Police Department:

Blackjack Station moving along; Driveway is in, and clarity has been received regarding the fence; the inside has been painted and the cleaning crew is scheduled; we have a glitch with internet access and have a meeting with them on Friday to discuss; the station should be operational by the end of the month.

31. Public Works:

Water Update: no issues with water availability; Crews have reacted quickly to several main breaks and repairing leaks; Rock Hill Well has the 16" pipe in place and the pressure cement is between the casing has been installed.

Wastewater update: Two secondary clarifier slabs have been poured at the wastewater treatment plant.

The sidewalk and parking lot at City Hall and the fire station are progressing. They are working on storm drains now.

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.

There will be a Special Meeting on July 31st at 6:00 PM.

*****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.

Council Member Jeff Perry made a motion to recess into Executive Session at 7:19 p.m. Council Member Matt Jones seconded. Motion Passed (5:0). 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 9:49 p.m.

Council Member Jeff Perry made a motion to direct the City Attorney to make changes to the City Manager contract as discussed in executive session and authorize the mayor to finalize negotiations and execute the documents.

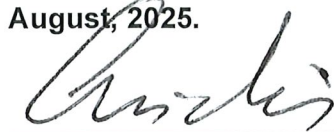
Council Member Chuck Fikes seconded. Motion Passed (0:0). None opposed.

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.

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

The meeting was adjourned at 9:52 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 28th day of August, 2025.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary