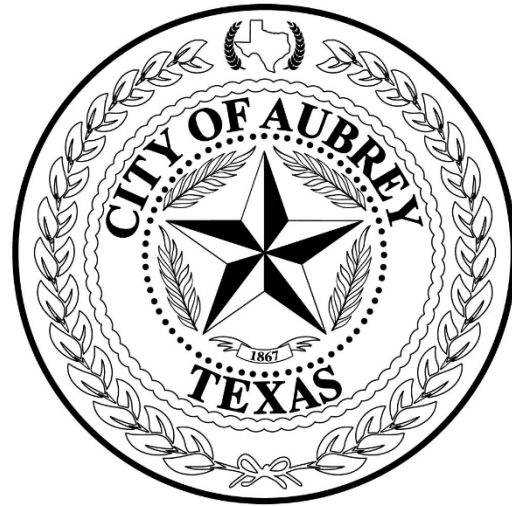


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
October 23, 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.
 - The Aubrey Haunted Harvest will be held October 25th at 1817 Springhill Rd.
 - Special Award
 - Presentation to Fire Department from Denise Vidal
 - Police Department New Employee Introductions
 - Tanya Barnett - Administrative Coordinator (Administration)
 - Rachel McClintock - Administrative Coordinator (Criminal Investigations)

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 September 25, 2025 and October 15, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report
6. Approve an Interlocal Cooperation Agreement with Denton County for Fire Protection and Emergency Ambulance Services.
7. Approve Amendment No. 1 to the Faulkner Ground Storage Tank and Pump Station Engineering Services Agreement with Birkhoff, Hendricks, and Carter for an amount not to exceed \$590,500.
8. Ratification of 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 City Manager to execute necessary documents. (Trailhead)
9. Award a bid to Canary Construction, Inc. for construction of a 16-inch water line, CIP Project W3, for an amount not to exceed \$712,254.00, and authorize the City Manager to execute required documents.
10. Approve Resolution No. 1025-25, requesting the United States Postal Service to consider adjusting the zip code boundary and/or city name designation along the northern boundary of the city limits; and authorize the City Manager to execute any necessary documents.

11. Authorize the City Manager to execute a Professional Services Agreement with Parkhill for building assessment services for an MDD Development Project not to exceed \$23,000.
12. Approve Resolution No. 1027, repealing Resolution No. 992-24 and adopting the City of Aubrey's Official Investment Policy for Fiscal Year 2026.
13. Approve Resolution No. 1026-25, repealing Resolution No 991-24 and adopting the City of Aubrey's Official Procurement Policy and Procedures for Fiscal Year 2026.
14. Approve Resolution 1028-25 ratifying the City Manager's determination of SSD International/Shoot Straight Inc., as a sole source vendor for Hornady ammunition purchases for the Police Department.

New Business: New items requested for consideration.

15. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation 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.
16. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation 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.
17. Consideration and action on Resolution 1029-25 regarding the proposed annexation of a ±13.06-acre tract of land known as a portion of Blackjack Road, setting public hearings for November 12, 2025 and November 20, 2025 and authorizing the City Secretary to cause notice of said hearing; and authorizing staff to prepare a written services plan.
18. Consideration and action on Resolution No. 1030-25 regarding the proposed annexation of a ±6.74-acre tract of land known as a portion of McNatt Road, setting public hearings for November 12, 2025 and November 20, 2025 and authorizing the City Secretary to cause notice of said hearing; and authorizing staff to prepare a written services plan.
19. Conduct second reading, consider and act on Resolution 1023-25 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.

Department Updates and Discussion:

- 20. Administration & Finance:
- 21. Library:
- 22. Fire Department:
 - Station 2 update
- 23. Police Department:
 - Blackjack Station Update
 - Property Room Expansion Update
- 24. Public Works:
 - Water Updates
 - Wastewater Updates
 - Park Updates
- 25. Human Resources:
- 26. 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:

- 27. **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
 - School Zone Regulations / Ordinances
 - Purchase of Property for Municipal Services
 - Downtown Property
 - Hidden Lakes
 - Trivedi Farms
 - Highpointe Commercial
 - Trailhead Development

- MDD Grants

28. **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.