Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
October 21, 2025
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6 p.m.

Present:

President - Holly Drew (Place 6)
Vice President – Todd Davis (Place 1)
Secretary - Erin Bogar (Place 3)
Director Place 2 – Jamie Osmanovic
Director Place 4 – Brooks Stoy *(arrived at 6:03 p.m.)*
Director Place 5 – Tammy De Wet

Absent: Director Place 7 - Tim Heitman

Staff Present: Christine Gossett, Executive Director; Charles Kreidler, City Manager; Bailey Thompson, Communications & Marketing City of Aubrey; Annabelle Ackling, TOASE

Guests Present: Amy Cramer

Invocation & Pledge of Allegiance:

Director De Wet led the pledge of allegiance and invocation.

Community Announcements:

President Drew announced the following:

- The City of Aubrey Parks & Recreation is holding it's Aubrey Haunted Harvest Trunk-or-Treat, Haunted Hayride, Spooky Outdoor Movie, Decorative Competition, and Food Trucks on Saturday, October 25th from 5:30 – 9:30 p.m. at 1817 Springhill Road.
- The City of Aubrey will be closed on November 11th in observance of Veteran's Day, which also means the next Aubrey MDD meeting will be Tuesday, November 18th.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, 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 and those attending remotely 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.

N/A

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 September 16, 2025, MDD Board Meeting
2. Approve the August 2025 Financial Report
3. Approve September 2025 Staff Report

President Drew asked if anyone wished to remove an item from the consent agenda. No requests.

President Drew called for a motion to approve the consent agenda. Director Bogar motioned to approve the Consent agenda.

Director Davis Seconded the motion. All in Favor. No Opposed. *Motion carried 5 to 0.

**Director Stoy arrived after Consent agenda vote at 6:03 p.m.*

New Business: New items requested for consideration.

4. Receive an update from the City Manager on Aubrey's growth and development.

   City Manager, Charles Kreidler, gave an update on Aubrey's projected growth, developments and municipal projects.

*****EXECUTIVE SESSION*****

President Drew called for a motion to convene into executive session at 6:45 p.m.. Director Davis_motioned to convene into Executive Session at 6:45 p.m.

Director De Wet seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

5. *Section 551.087 – Deliberation regarding Economic Negotiations:*
   - *Development Project.*

6. *Section 551.072 – Real Property:*
   - *Hwy. 377 Commercial*
   - *Downtown Development*
   - *ETJ Commercial*

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 7:27 p.m.. Director Davis motioned to reconvene into open session at 7:27 p.m..

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Director Davis motioned to approve demolition of the MDD property at Hwy. 377.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

7. Consider and take action on a Professional Services Agreement with Parkhill for a building assessment of the Development Project not to exceed $23,000.

   Executive Director Gossett explained some revisions to the agreement.

   President Drew asked for a motion to approve a Professional Services Agreement with Parkhill not to exceed $23,000. Director Bogar motioned to approve the agreement.

   Director Davis seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

8. Presentation by staff and discussion with the Board on the Aubrey MDD Work Plan for 2025-26 Fiscal Year.

   Executive Director Gossett discussed the matrix for the Work Plan and how progress will be updated throughout the year.

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.

Future Agenda item requests: Feasibility Studies; By-Laws; Parkhill Updates

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 7:33 p.m.

Director Stoy seconded the motion. All in Favor. No Opposed. Motion carried 6 to 0.

Meeting adjourned at 7:33 pm.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey, Texas this 19 day of NOV, 2025.

Todd Davis

Todd Davis, Vice President

ATTEST:

C Gossett

~~Erin Bogar, Secretary~~
Christine Gossett, Executive Director