

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
October 23, 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, Library Manager Brittany McLain, Municipal Development Director Christine Gossett, Administrative Clerk Kacey Hagen, Assistant to the City Manager Bailey Thompson

Council Member Mike Browning offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1. **Mayor Rich announced the Aubrey Haunted Harvest that was scheduled for October 25th had been changed due to weather. The hayride and maze have been canceled, the Trunk or Treat has been moved to the new parking lot behind Veteran's Memorial Park from 5:30 to 6:30, and the outdoor movie has been moved inside Fire Station 1 and will start at 6:00 PM.**

An award was presented to City Council Member Matt Jones from Aubrey Elementary and Middle School Football team members for his donation of Jersey Mikes sandwiches during their games and for being an important part of their school community.

Aubrey citizen, Denise Vidal, presented an award of appreciation to Fire Department Station 3 crew members, Driver/Engineer Preston Brooks, Firefighter Jordan Craighead, and Battalion Chief Logan Pursur for her life-saving encounter with them during a medical emergency.

Police Chief Richard Brooks announced new hires:

Tanya Barnett - Administrative Coordinator (Administration)

Rachel McClintock - Administrative Coordinator (Criminal Investigations)

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:

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.

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.

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.

City Manager Charles Kreidler provided information.

The Public Hearing opened at 6:14 p.m. and closed at 6:15 p.m.

No action taken.

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.

City Manager Charles Kreidler provided information.

The Public Hearing opened at 6:15 p.m. and closed at 6:16 p.m.

No action taken.

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.

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to approve the Resolution and set public hearings for November 12, 2025 at 6:00 PM and November 20, 2025 at 6:30 PM at the City Council Chambers, 226 Countryside Dr., Aubrey TX. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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.

City Manager Charles Kreidler provided information.

Council Member Randy Jones made a motion to approve the Resolution and set public hearings for November 12, 2025 at 6:00 PM and November 20, 2025 at 6:30 PM at the City Council Chambers, 226 Countryside Dr., Aubrey TX. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

MDD Director Christine Gossett provided information.

Council Member Matt Jones made a motion to approve the Resolution and grant the request for \$18,750. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

20. Administration & Finance: None

21. Library: None

22. Fire Department:

Fire Chief Eric Schlotter provided updates on Fire Station 2 being down to the last couple of weeks of construction, with an expected move-in being mid-November, pending the few punch-list items.

23. Police Department:

Police Chief Richard Brooks announced Blackjack Station is fully operational. On Monday, the cinder block will be cut in the property room for the much-needed expansion.

24. Public Works:

Public Works Director Dean Rylant provided the following updates:

- Water usage is down domestic wise. However, contractors are rushing to get concrete poured.
- Aubrey Heights should start pouring concrete tomorrow, pending weather. Additional developments are beginning to start up their batch plants.
- Rockhill Well is still being flushed. Pump Station and Ground Storage Tank bid proposals will be opened November 6th.
- The Wastewater Treatment Plant Expansion is progressing.

Parks and Recreation Department Manager Kurt Karnowski provided the following updates:

- Veterans Memorial Park is about 90% complete, still needing the sunshades for the stage and the roofing to be replaced on the restrooms from architectural to metal. The contractors used shingles because they couldn't get the metal in time to be completed by Peanut Festival. This should be completed by mid-November.
- Winn Ridge First Responders Park is getting additional elevation surveys due to discrepancies in the plans. The dog park will be completed by mid-December, and the rest of the park should be completed by mid to late-January.

City Manager Charles Kreidler applauded Kurt Karnowski on his leadership of

the Parks Department and how far it has come. Starting with no department two years ago, Kurt was the first Parks employee and the driving force for the current three-employee team and for the department's success.

25. Human Resources: None

26. Municipal Development: None

Future Agenda Requests: None

*****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

City Council Member Mike Browning made a motion to recess into Executive Session at 6:29 PM. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into open session at 7:30 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.

Action after Executive Session:

Council Member Randy Jones made a motion to authorize the City Manager to finalize negotiations and execute necessary documents for the purchase of property at 102 Sycamore and 104 Sycamore as discussed in closed session. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 7:30 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas, this 20th day of November, 2025.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary