

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
September 25, 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, Assistant City Manager 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, Administrative Clerk Kacey Hagen

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

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.

- **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.**
- **City Council will have a special meeting on October 15th at 6:00 PM; the November regular meeting has been rescheduled for November 20th at 6:30 PM and the December meeting has been rescheduled to December 18th at 6:30 PM.**
- **Kacey Hagen was announced as the new Administrative Clerk.**
- **Toys for Tots will be at the Peanut Festival. Please bring an unwrapped toy.**

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 August 28, 2025 meeting.

2. Approve Monthly Staff Reports
3. Approve Monthly Financial Report.
4. Approve a Water and Sanitary Sewer Easement granted by Sherrell Jack Hopper, Jr. and Merry Lee Hopper, Trustees of the J&M Family Trust to the City of Aubrey providing a permanent water and sewer easement and a temporary construction easement across a called 30.5742 acre tract of land located in the F. Trevino Survey, Abstract 1243, Denton County, Texas, and authorize the Mayor to sign for acceptance.
5. Approve a Memorandum of Understanding (MOU) between the City of Aubrey and the United States Capitol Police to reimburse the City for expenses incurred while engaged in protection activities for members of the US Congress within the jurisdiction of the City of Aubrey and authorizing the City Manager to execute the agreement.
6. Approve a Memorandum of Understanding (MOU) between the City of Aubrey and Denton County MHMR to establish an agreement related to mental health services.
7. Approve Resolution No. 1020-25 authorizing an additional four hours of holiday time for city employees for the 2025 Christmas holiday.
8. Accept the resignation of Brenda Blackburn from the Municipal Development District Board.
9. Accept the resignation of Hallie Nix from the Aubrey Area Library Advisory Board.
10. Approve Resolution No. 1018-25 ratifying an expenditure of \$5,110 paid to Lonestar Exteriors for the emergency repair of water damage at Fire Station No 1; and providing an effective date.
11. Approval of Ordinance 931-25 designating the official newspaper for the City of Aubrey for the 2025-2026 Fiscal Year.
12. Approve an ordinance amending Chapter 9, "Personnel" of the Code of Ordinances to adopt a new Section 9.01.003, "TMRS Contribution" to increase City employees TMRS contribution rate from 7% to 8%; providing for related matters and providing an effective date.
13. Approve an Interlocal Cooperation Agreement with Denton County for Library Services; and authorize the Mayor to execute documents.
14. Approve an Ordinance Number 933-25, amending Chapter 12, Traffic and Vehicles, Section 12.03.052, School Zones of the Code of Ordinances repealing Section 12.03.052, School Zones, of Chapter 12, Traffic and Vehicles and adopting a new Section 12.03.052, School Zones to incorporate existing ordinances into the Code, and to to establish a new school speed zone as requested by Aubrey ISD located on FM 2931 in the vicinity of Owens Middle School within the areas described therein; to set a reduced speed limit for the zone during designated times to be 35 miles per hour; to authorize installation of traffic control devices; providing a penalty of fine of \$200 for violation; and providing an effective date.

**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. Approve an administrative services agreement between the City of Aubrey and the Aubrey Municipal Development District and authorize the Mayor to execute necessary documents.

MDD Director Christine Gossett provided information.

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

16. First reading and Discussion regarding a Resolution 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. No action taken.

17. Consideration and action on appointing/reappointing members to the Municipal Development District Board.

Council Member Jeff Perry made a motion to motion to approve the following MDD Board recommendations.

- Reappointment of Holly Drew to Place 6, expiring 9/30/2027
- Reappointment of Tim Heitman to Place 7, expiring 9/30/2027
- Appoint Jamie Osmanovic to Place 2, expiring 9/30/2026
- Appoint Tammy De Wet to Place 5, expiring 9/30/2027

Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

18. Consideration and action on appointing/reappointing members to the Aubrey Area Library Advisory Board.

Council Member Matt Jones made a motion to reappoint Vicky Kao to Seat 2 for a two-year term expiring September 30, 2027. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

19. Consideration and action on appointing/reappointing members to the Capital Improvement/Impact Fee Study Board.

Council Member Matt Jones made a motion to reappoint Ashley LaBate Long to Seat 1 and Karen English to Seat 2 for two-year terms expiring September 30, 2027, and not reappoint Kalista Robinson, Seat 6. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

20. Consideration and action on Ordinance No. 932-25 amending the Fiscal Year 2025 Budget.**

****Taxpayer Impact Statement**

Property Tax Due on Median Valued Homestead
2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

Rate per \$100 of Value	Median Valued Homestead Property	Tax Due
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2024 Adopted Rate	0.464000	\$339,000	\$1,573
2025 Adopted Rate	0.450000	\$339,000	\$1,526
2025 No New Revenue Rate	0.450674	\$339,000	\$1,528

Council Member Randy Jones made a motion to approve the Ordinance amending the Fiscal Year 2025 budget. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

21. Consideration and action on a Resolution nominating candidates to the Denton Central Appraisal District Board of Directors, Places 4 and 7.

City Manager Charles Kreidler provided information.

No action taken.

22. Consideration and action on a Resolution No. 1022-25 regarding the proposed annexation from the ETJ of the City into the corporate limits of the City of Aubrey 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, setting public hearings for the annexation for October 15, 2025 and October 23, 2025; authorizing the City Secretary to cause notice of hearing, and providing other matters required by law.

City Manager Charles Kreidler provided information.

Council Member Matt Jones made a motion to approve the Resolution and set public hearings for October 15, 2025 and October 23, 2025 at 6:00 at the City Council Chambers, 226 Countryside Dr. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

23. Consideration and action on a Resolution regarding the proposed annexation from the ETJ of the City into the corporate limits of the City of Aubrey 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, setting public hearings for annexation for October 15, 2025 and October 23, 2025; authorizing the City Secretary to cause notice of hearing, and providing other matters required by law.

City Manager Charles Kreidler provided information.

Council Member Matt Jones made a motion to approve the Resolution and set public hearings for October 15, 2025 and October 23, 2025 at 6:00 at the City Council Chambers, 226 Countryside Dr. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

24. Administration & Finance: **None**

25. Library: **Library Director Brittany McLain announced the state accreditation received by the library.**
26. Fire Department: **Fire Chief Eric Schlotter provided the following updates:**
 - **Contractors at Station 3 are working through the warranty and punch list items. The Grand Opening Celebration will be October 8th at 10 am.**
 - **Station 2 is in the dry and the pavilion is almost done. A late October completion is expected.**
27. Police Department: **Police Chief Richard Brooks announced that the Blackjack substation is operational with only a few items left to complete.**
28. Public Works: **Public Works Director Dean Rylant provided the following updates:**
 - **The Public Works crews helped tremendously with storm debris clean-up.**
 - **Rockhill Well is still pumping clean water and has a rate of 560 gallons per minute.**
 - **More concrete is being poured at the Wastewater Treatment Plant site. The operations and maintenance building is moving along.**
 - **The Aubrey Heights development is almost completely connected to our water.**
 - **Contractors on the Dane Street project have stopped work to help complete the downtown projects before Peanut Festival.**
29. Human Resources: **None**
30. 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:

31. **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
 - Downtown Property
 - Hidden Lakes
 - Trivedi Farms
 - Highpointe Commercial
 - Trailhead Development
 - ETJ and Release Petitions
 - Traffic Statutes & Ordinances
 - Union and Dane Street ROW and Easement

- MDD Grants

32. **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
33. **551.074 Personnel Matters.** 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 Attorney

City Council Member Mike Browning made a motion to recess into executive session at 6:23 PM. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

City Council reconvened into open session at 9:17 PM.

34. Consideration and action on Resolution No. 1024-25 of the City Council of the City Of Aubrey, Texas finding that a public necessity exists and authorizing condemnation to acquire a net acreage of 1.444 acres (62,937 sq ft) permanent right-of-way, a 0.242 acres (10,533 sq ft) permanent right-of-way, a 0.047 acres (2,040 sq ft) water line easement, and a 0.663 acres (28,894 sq ft) water line easement for public purposes for a public project, including but not limited to, construct, maintain, repair and operate thereon a street, highway, right-of-way, drainage improvements, utilities, other related improvements, such appurtenant facilities as may be necessary, and other public uses, on real properties generally described as being located at or near 607 Hill St, Aubrey, Denton County, Texas, in the J.M. Fisher survey, abstract no. 432, Denton CAD Property Ids #160816 and #51869, such properties are generally located along Union Street between North Street and Blackjack Road and along Dane Street west of Union Street, and being more particularly described herein; providing notice of an official determination to acquire real property rights for rights- of-way and water line easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager or designee to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights-of-way and water line easements; ratifying prior documents made for acquisition of the rights-of-way and water line easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights-of-way and water line easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

Council Member Mike Browning made a motion that the City Council of the City of Aubrey adopt Resolution 1024-25 and authorize the use of the power of eminent domain to acquire a net acreage of 1.444 acres (62,937 sq ft) Permanent Right-of Way ("Right-of Way"), a 0.242 acres (10,533 sq ft) Right-of- Way, a 0.047 acres (2,040 sq ft) water line easement, and a 0.663 acres (28,894 sq ft) water line easement on tracts of land located at or near 607 Hill St, City of Aubrey, J. M. Fisher Survey, Abstract No. 432, Denton CAD Property IDs #160816 and #51869, described in a deed to KMD Property Investments, LLC recorded in Document Number 2024-50529 and in a 50' Road Easement recorded at Volume 1592, Page 280, Official Public Records of Denton County, Texas, generally located along

Union Street between North Street and Blackjack Road and along Dane Street west of Union Street, as more fully described and depicted in Exhibit "A" of the proposed resolution for this item for these Rights-of-way and Water Line Easements, for public purposes for a public project, including but not limited to construct, maintain, repair and operate thereon a street, highway, right-of-way, drainage improvements, utilities, other related improvements, such appurtenant facilities as may be necessary, and other public uses, with this first record vote applying to all units of property to be condemned. Council Member Matt Jones seconded.

The results of the Roll Call Vote on Resolution No. 1024-25 were:

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

Motion to approve Resolution No. 1024-25 passed 5 to 0.

35. Consideration and action on a Development Agreement between the City and TDI GP, LLC for the development of an approximate 58.8-acre tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, located within the City's extraterritorial jurisdiction and identified as the Hidden Lake Development; and authorizing the Mayor to execute necessary documents. (Hidden Lake)

Council Member Jeff Perry made a motion to authorize the City Manager to finalize negotiation of the development agreement with TDI GP LLC for the Hidden Lake Development and execute necessary documents as discussed in closed session. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

36. Consideration and action on 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 Mayor to execute necessary documents. (Trailhead)

Council Member Randy Jones made a motion to authorize the City Manager to finalize negotiation of the Development Agreement with SMC Development LLC for the Trailhead Development and execute necessary documents as discussed in closed session. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

Additional action after executive session:

Council Member Chuck Fikes made a motion to authorize the City Manager to negotiate and execute an agreement for the purchase of land for municipal purposes, including a fire training center as discussed in closed session.

Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

Council Member Matt Jones made a motion to authorize the City Manager to negotiate and execute documents for the purchase of 200 E Elm St as discussed in closed session. Council Member Randy Jones seconded. Motion Passed (5:0) .

Council Member Matt Jones made a motion to finalize an amended engagement letter with Messer Fort. Council Member Jeff Perry seconded. Motion Passed (5:0).

Nash Chasi, with Skybridge Homes LLC, thanked staff for their hard work on the Trailhead Development Agreement.

The meeting was adjourned at 9:27 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of October, 2025.



Chris Rich, Mayor

ATTEST:



Jenny Hicks, City Secretary

