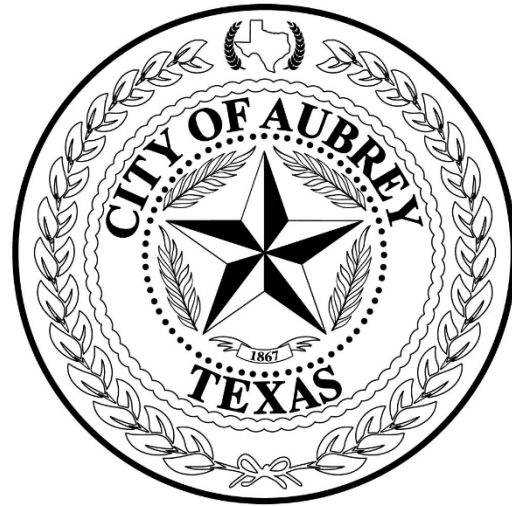


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 18, 2025
6:30 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. - Swearing in of Firefighters Eloy Arizmendi, Michael Holmes, and Dalton King
- Years of Service Recognition

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 November 20, 2025 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the request from Council member(s) identified in the Staff report as an excused absence from the November 20, 2025 Regular City Council meetings.
6. Approve a Memorandum of Understanding with Aubrey Independent School district for the Fire Academy Program.
7. Approve Ordinance No. 943-25 approving an amendment to Chapter 13, "Utilities" of the Code of Ordinances to amend Article 13.02, "Solid Waste and Recycling" to adopt fees reflecting the CPI rate adjustment for Republic Services.
8. Approve the assignment and assumption of the Maylar Development Agreement between DTC Ventures and the City to authorize DTC Ventures, Inc. to assign its interest and obligations in the Development Agreement to GSP Redfearn LLC; and authorizing the Mayor to execute necessary documents.
9. Approve a Development Agreement between Arck Developers, LLC and the City of Aubrey, for the residential and general retail development of an approximate 53.606 acre tract of land generally located at 6411 Knuckles Road, Denton County, within the extraterritorial jurisdiction of the City; and authorizing the Mayor to execute necessary documents.
10. Approve an Amended and Restated Interlocal Agreement between the City and Mustang Special Utility District for Billing Services; and authorize the City Manager to finalize and execute necessary documents.
11. Approve Ordinance No. 944-25 amending Ordinance No. 781-23 and Ordinance No. 869-24 approving the Second Amendment to the Solid Waste and Recycling Franchise Agreement between the City and Republic Services of Lewisville to adjust rates based upon the CPI adjustment provided in the Agreement and to amend

contractual terms related to CPI calculations; and authorize the Mayor to execute necessary documents.

New Business: New items requested for consideration.

12. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
13. Consideration and action on a Final Plat for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
14. Consideration and action on a Final Plat, being a replat of the Sand Dollar Addition 2, creating three (3) lots, and being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (North Texas Natural Select Materials, LLC)
15. Consideration and action on an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)
16. Consideration and action on Ordinance No. 941-25 annexing approximately 6.74-acres of land known as a portion of McNatt Road, legally described as being all of the 30-foot wide prescriptive right-of-way of McNatt Road, beginning at the Aubrey City limits and FM 428, continuing to the Future Ike Byrom Road, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, Denton County, Texas.
17. Consideration and action on Ordinance No. 942-25 annexing approximately 13.06-acre tract of land known as a portion of Blackjack Road, legally described as being all of the prescriptive right-of-way of Blackjack Road, generally 30 feet in width along the existing Aubrey City limits and expanding to a total width of 60 feet after departing the existing Aubrey City limits, beginning at east right-of-way line of U.S. Highway 377 continuing to FM 2931, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas.
18. Consideration and action on Resolution No. 1032-25 granting a petition requesting annexation by A-Affordable Boat RV & Mini Storage Aubrey, LLC, owners of approximately 10 acres of land, being the entirety of Parcel ID 983657 generally located on the Wilson 10 Acre Subdivision Blk A Lot 1, Denton County, Texas, setting

a Public Hearing for the annexation; authorizing staff to negotiate and enter into a written services agreement with Owner.

19. Receive a presentation from Westwood regarding the design and cost estimate for an Outdoor Sports Complex; Discuss and provide direction to staff.
20. Consideration and action on reappointing and/or removing members to the Historic Preservation Commission.
21. Consideration and action on the addition of a new City Staff position for a Senior Planner.

Department Updates and Discussion:

22. Administration & Finance:
23. Library:
24. Fire Department:
 - Station Construction Update
25. Police Department:
 - Property Room Update
26. Public Works:
 - Water Updates
 - Wastewater Updates
27. Human Resources:
28. Municipal Development:
 - RFP for Tenant Opportunity in Downtown Aubrey

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.

29. Discussion regarding future special meeting date(s).

*****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:

30. **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
- Municipal Utilities Tyler Tech Contract
- Purchase of Property for Municipal Services
- Downtown Property Purchase
- Hidden Lakes
- Trivedi Farms
- Highpointe Commercial
- Onyx Development
- Downtown Street Abandonment

31. **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.