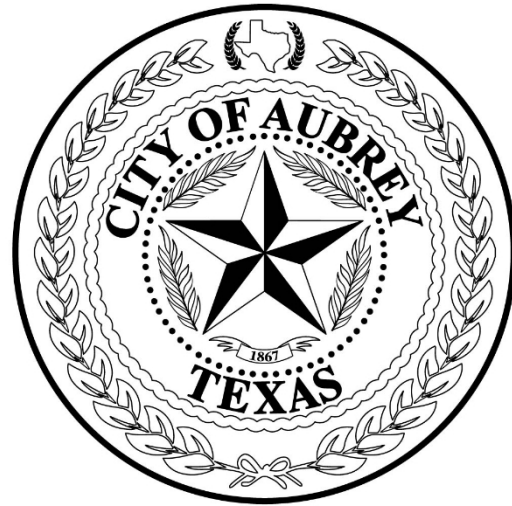


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 22, 2026
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. - Presentation of ICC/IAEI ElectriCity award by Amanda Wozniak

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 December 18, 2025 and January 10, 2026 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report
6. Approve the request from Council member(s) identified in the Staff report for an excused absence from the December 18, 2025 Regular City Council meeting.
7. Approve Ordinance Number 945-26, ordering the May 2, 2026 City of Aubrey General Election for the election of persons to Place 1 and Place 4 on the Aubrey City Council and providing for other matters relating to the election.
8. Approve a Professional Services Agreement with Plummer Associates for On-Call Planning Services for an amount not to exceed \$30,000, and authorize the City Manager to execute the Agreement.

New Business: New items requested for consideration.

9. Consideration and action on a Resolution nominating a candidate to fill the vacancy for the unexpired term of Place 5 on the Denton Central Appraisal District Board of Directors.
10. Consider and act on a Final Plat application for Lot 1, Block 1, AUB Office Addition, a proposed replat of Lot 82, Block 23, Map of the Town of Aubrey, together with an adjacent triangular tract described in Volume 481, Page 131 of the Deed Records of Denton County, Texas, and contains approximately 0.557 acres situated within the Dennis Cowan Survey, Abstract No. 304, City of Aubrey, Denton County, Texas. The purpose of the replat is to create a single lot and to dedicate a fire lane easement, water easement, and drainage and detention easement. (*Applicant: SHAP, LLC, 403 S. Main*)
11. Consider and act on a Site Plan application for office space use at 403 S. Main Street, an approximate 0.557 acre tract of land located within the Aubrey city limits. (*Applicant: SHAP, LLC*)

12. Consider and take action on Individual Project Order Number 2026-1 with Kimley-Horn and Associates, Inc. for Professional Engineering Services for the Main Street Phase II Capital Improvement Project in an amount not to exceed \$420,100, and authorize the City Manager to execute the Agreement.
13. Consider and take action on the award/rejection of bids for the FM 428 Sewer Lift Station Improvements.
14. Consider and take action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter, L.L.P., for the 2025-2026 Downtown Drainage Capital Improvement Plan Projects for an amount not to exceed \$598,804, and authorize the City Manager to execute the Agreement.
15. Consider and take action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter, L.L.P., for the Blackjack and Magnolia Street Reconstruction Project for an amount not to exceed \$510,565, and authorize the City Manager to execute the agreement.
16. Consider and take action on Change Order No. 4 to the City of Aubrey WWTP Expansion to 2.25 MGD Contract with Gracon Construction in the amount not to exceed \$245,689.93, and authorize the City Manager to execute necessary documents.
17. Consideration and action on award/rejection of bids for the Hill Street and 428 Ground Storage Tank project in an amount not to exceed \$225,919.26 plus \$1,200.00 for each replacement beam, and authorize the Mayor or his designee to execute necessary documents.
18. Consideration and action on a Professional Services Agreement with CSL not to exceed \$70,000 for an MDD Hotel Product Development and Amateur Sports Facility Feasibility Study, and authorize the City Manager to execute the agreement,
19. Conduct a Public Hearing and Consider and take appropriate action regarding the adoption of Resolution No. 1033-26 adopting The Policy Statement for Economic Development Incentives (2026), providing guidelines for economic development incentives and reauthorizing and adopting guidelines for tax abatement pursuant to State law; and providing for an effective period.

Department Updates and Discussion:

20. Administration & Finance:
 - Incode Update
 - Audit Schedule
21. Library:
22. Fire Department:

- Fire Station Updates

23. Police Department:

24. Public Works:

- Water Main Break Update

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
- Municipal Utilities Tyler Tech Contract
- Purchase of Property for Municipal Services
- Downtown Property Purchase
- Sign Ordinance
- Highpointe Commercial
- Onyx Development
- Downtown Development
- Coffey Road Development
- Local Government Code 52.004 Designating an Official Newspaper

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

29. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:

- Project Anchor

- Purchase of downtown property for economic development

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.

30. Consider and take appropriate action on Project Anchor as discussed in closed 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 S. Main St, Aubrey, Texas on the _____ day of _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.