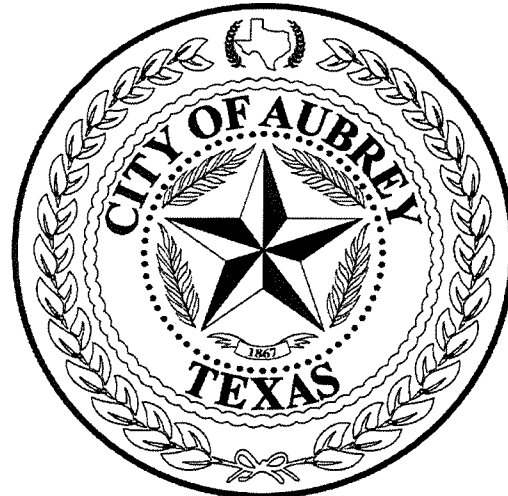


City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 18, 2025
6:30 PM



The meeting was called to order at 6:30 PM.

Present: Jeff Perry, Chuck Fikes, Randy Jones, Chris Rich, Mike Browning

Absent: Matt Jones

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 Director Brittany McLain, HR Director Shaena Williams, 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. **Chief Richard Brooks thanked former Police Chief Charles Kreidler for getting the Annual Shop with a Cop kicked off, and announced this year was the 5th year of the event.**

Fire Chief Eric Schlotter announced two new members of the department, Mike Holmes and Dalton King. Mayor Rich led the swearing-in ceremony.

Chief Schlotter also announced the prestigious 25 years of service of Assistant Fire Chief Scott Downes.

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 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.

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:

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Jeff Perry made a motion to approve the preliminary plat for Highpointe Ranch Phase 4B. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Jeff Perry made a motion to approve the final plat for Highpointe Ranch Phase . Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the replat. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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*)

Assistant City Manager Leanne Wilson provided information.

Council Member Randy Jones made a motion to approve the amended plat. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

City Manager Charles Kreidler provided information.

Council Member Randy Jones made a motion to approve the annexation ordinance. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

City Manager Charles Kreidler provided information.

Council Member Randy Jones made a motion to approve the annexation ordinance. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

City Manager Charles Kreidler provided information.

After discussion in Executive Session, Council Member Jeff Perry made a motion to approve the Resolution, calling a public hearing for January 22, 2025 at 6:00 PM at the City Council Chambers, 226 Countryside Dr. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

19. Receive a presentation from Westwood regarding the design and cost estimate for an Outdoor Sports Complex; Discuss and provide direction to staff.

Tricia Woliver, and Cody Atwood, with Westwood, provided information.

Staff direction: Hold workshop to discuss. Preference leaned toward option 4 with some modifications.

20. Consideration and action on reappointing and/or removing members to the Historic Preservation Commission.

Council Member Jeff Perry made a motion to remove Melba Baxter and Vinita Tribble, reappoint Darlene Wilson for a two-year term, and appoint Krys Murray as a regular member for a two-year term. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

21. Consideration and action on the addition of a new City Staff position for a Senior Planner.

HR Manager Shaena Williams provided information.

Council Member Chuck Fikes made a motion to authorize the creation of one new full-time Senior Planner in the 2025-2026 fiscal year budget. Council Member Jeff Perry seconded. Motion Passed (0:0). None opposed.

Department Updates and Discussion:

22. Administration & Finance:

23. Library:

24. Fire Department:
- Station Construction Update

Chief Schlotter provided the following updates: the work on Station 2 has slowed due to the holidays, the park is moving along nicely and the dog park is progressing, and the estimated completion date is January 12th.

25. Police Department:
- Property Room Update

Chief Brooks provided the following updates: thanked the council for their support of the property room expansion, which is complete and much more organized, and they have the ability to process the evidence on the countertop. A new evidence-destroying device was purchased.

26. Public Works:
- Water Updates
- Wastewater Updates

Assistant City Manager Leanne Wilson provided the following updates: The second contractor is moving in on the Rock Hill Pump Station, so you'll start to see the ground storage tank and pumps going in. There is about 12 to 18 months to completion; The surface water delivery point is still under design; we are looking for an elevated storage parcel; the wastewater treatment plant is continuing and on schedule; the Pecan Creek Lift Station is in design; and, an RFP is being drafted for the drainage improvements for downtown.

27. Human Resources:

28. Municipal Development:
- RFP for Tenant Opportunity in Downtown Aubrey

MDD Director Christine Gossett provided information about the Proposal for Tenants that is out for a project at 204-208 S Main St.

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).

Discussion was held to have a special meeting on January 10th at 8:00 AM to discuss the ballpark design along with the Parks and Recreation Board, and to discuss a joint meeting date with the MDD and additional special meeting date for annexation public hearings.

*****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

Council Member Jeff Perry made a motion to recess into Executive Session including the items listed on the agenda and item number 18 at 7:15 PM. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into Open Session at 9:05 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 was taken on item 18.

The meeting was adjourned at 9:06 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas, this 22nd day of January, 2026.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary