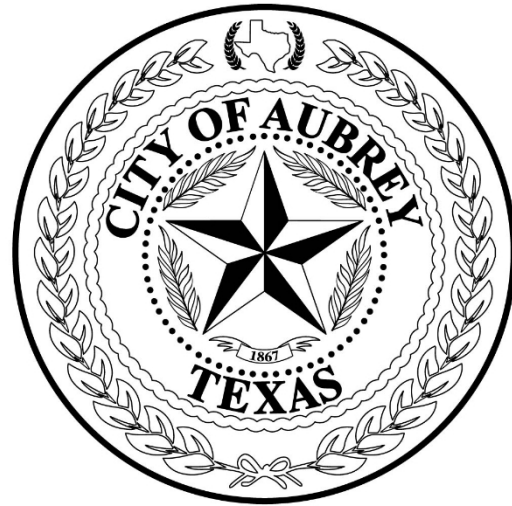


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 26, 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.

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:

1. Approve minutes of the January 22, 2026 and February 10, 2026 meetings.
2. Approve Monthly Staff Reports
3. Approve Monthly Financial Report.
4. Receive the Aubrey Police Department's 2025 Racial Profiling Analysis completed by Justice Research Consultants, LLC. This complete report satisfies the Aubrey Police Department's statutory obligations set out in Article 2.132 - 2.134 of the Texas Code of Criminal Procedure.
5. Approve Ordinance Number 947-26 canceling the May 2, 2026 General Election.
6. Approve a Resolution granting a petition requesting annexation by the City of Aubrey, owners of a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014-8402, of the Official Public Records of Denton County, Texas; identified as Denton Central Appraisal District Property ID Number 52432; generally located at 8445 FM 2931, Pilot Point Tx; setting a Public Hearing for the annexation; authorizing staff to negotiate and enter into a written services agreement with Owner.
7. Approve a Resolution appointing Leanne Wilson as a Director for the High Pointe Ranch Municipal Utility District No. 1 of Denton County.

New Business: New items requested for consideration.

8. Consideration and action on a Final Plat application for Silverado West, Phase 3 for a replat of Lot 77XR, Block M, being approximately 11.247 acres located northwest of the intersection of Liberty Road and Main Street, located within the City of Aubrey ETJ, Denton County, to subdivide Lot 77XR, Block M, into two lots. (Applicant: JBI Partners on behalf of D.R. Horton)
9. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)

10. Consideration and action on a Final Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)
11. Consideration and action regarding a contract with WHP Training Towers for the construction of a fire training tower in an amount not to exceed \$1,281,170.70, using funds from the 2025 Bond; and authorizing the City Manager to execute necessary documents.
12. Consideration and action on an Ordinance amending Appendix A, Fee Schedule, of the Code of Ordinances to adopt the City of Aubrey 2026 Comprehensive Fee Schedule with amendments to various fees contained in Article A1.000, General and Administrative Fees, Article A3.000, Building Related Fees, Article A5.000, Fire Prevention Fees, Article A6.000, Code Enforcement Fees, Article A7.000 Utilities, Article A5.000, water rates, and sewer rates; Article A8.000 Planning and Zoning fees; Article A10.000 Third Party Consulting Fees; A11.000 Public Infrastructure Fees; Article A12.000 Library Fees; and Article A13.000 Community Center Fees; and providing an effective date.
13. Second Reading of MDD Property Purchase and District Project: Authorizing the purchase of real property at 500 S Main Street for \$205,000 plus fees and closing costs.
14. Consideration and action on appointing and/or removing members to the Aubrey Area Library Advisory Board.
15. Consideration and action on a Professional Planning Services Agreement with Westwood Professional Services, Inc. for an update to the Aubrey Downtown Masterplan in the amount not to exceed \$54,400, and authorize the City Manager to execute the agreement.
16. Consider and take action on the award/rejection of bids for the FM 428 Sewer Lift Station Improvements; and authorizing the Mayor or designee to execute necessary documents.

Department Updates and Discussion:

17. Administration & Finance:
18. Library:

19. Fire Department:
20. Police Department:
 - Flock Update
 - Thank you
21. Public Works:
22. Human Resources:
23. 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:

24. **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 Downtown Property
 - Downtown Property Purchase
 - TxDot Roadway Names
 - Local Government Code 52.004 Designating an Official Newspaper
25. **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.
 - Downtown Property Purchase
26. **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
 - Highpoint Commercial
 - Purchase of Downtown Property for Economic Development
 - Onyx Development

- Downtown Development
- Coffey Road Development
- Project Alpha
- Big Barrels Ranch
- Elegance Estates

27. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation 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 and 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 Manager (Goals & Duties)

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.

28. Consider and take appropriate action regarding a Development Agreement between the City of Aubrey and Onyx Development Company, LLC for the development of an approximate 39 acre tract of land located within the extraterritorial jurisdiction of the City and identified as the Sherman Ridge Development; and authorizing the Mayor or his designee to execute necessary documents.

-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.