

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 26, 2026
6:00 PM



The meeting was called to order at 6:01 PM.

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

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, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Administrative Clerk Kacey Hagen, Assistant to the City Manager Bailey Thompson, Development Manager Shanda Guffee

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

Community Announcements:

Leanne announced the new in-house City Planner, Muzaib Riaz.

Citizen Input:

- **JoAnne Rosst, 2112 Sesaro Dr., spoke regarding being a pastor and concerns of Muslim mosque being built in Aubrey.**
- **Krista Schild, 5019 Duran Dr., with the RAIR Foundation, spoke regarding concerns of mosque and Islamic development.**

Consent Items:

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.

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.

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Matt Jones made a motion to approve the final plat. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Jeff Perry made a motion to approve the preliminary plat with the conditions listed. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

Conditions:

1. Chapter 10; Article 10, Appendix A, Preliminary Plat Checklist — location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements. Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision.
2. Chapter 10; Article 10, Appendix A, Preliminary Plat – The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information. Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.

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)

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the final plat with the conditions listed. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

Conditions:

1. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements. Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision.
 2. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information. Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.
 3. TBPELS, Section 138.33 (Sealing Procedures) – Surveyor's seal is required to assure the user of the surveying product that the work has been performed or directly supervised by the professional surveyor named and to delineate the surveyor's work.
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.

Fire Chief Eric Schlotter provided information.

Council Member Jeff Perry made a motion to approve the purchase and construction of a fire training tower from WHP Training Towers, in an amount not to exceed \$1,281,170.70. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

Assistant City Manager Leanne Wilson provided information.

Council Member Matt Jones made a motion to approve the Ordinance amending Appendix A, Fee Schedule, of the Code of Ordinances; and providing an effective date of 2/26/2026. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

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.

MDD Director Christine Gossett provided information.

No action taken.

14. Consideration and action on appointing and/or removing members to the Aubrey Area Library Advisory Board.

Council Member Jeff Perry made a motion to appoint Candace Crowe to the Aubrey Area Library Board. City Council Member Mike Browning seconded. Motion (5:0). None opposed.

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.

Assistant City Manager Leanne Wilson provided information.

Clay Riggs, with Westwood, provided information.

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

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.

Assistant City Manager Leanne Wilson provided information.

Council Member Randy Jones made a motion to award the bid to Legacy Contracting, LP, for the installation of the FM 428 Sewer Lift Station Improvements in an amount not to exceed \$780,505, and authorize the City Manager to execute the contract. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

17. Administration & Finance: None

18. Library: None

19. Fire Department:

Chief Schlotter stated the new move-in date for station 2 is late next week.

20. Police Department:

Chief Brooks spoke regarding the recent negative press regarding license plate readers. The first court challenge on the legality of Flock cameras was ruled that "Flock does not track the whole of a person's movement, nor does it provide an intimate window into a citizen's drive, park, linger, sleep, or patronage," and have seemed to escape any kind of retribution.

Chief Brooks also thanked Charles Kreidler for his leadership on the subject of equipment and thanked the council for providing it to the Police Department.

21. Public Works: None

22. Human Resources: None

23. 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:

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)

Council Member Jeff Perry made a motion to recess into Executive Session at 6:42 PM. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

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.

City Council reconvened into open session at 7:50 PM and acted on item number 28.

Council Member Jeff Perry made a motion to recess back into Executive Session for the remaining items on the posted agenda at 7:51 PM. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

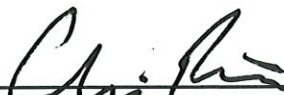
28. Consider and take appropriate action regarding a Development Agreement between the City of Aubrey and Onyx Development Company, LLC for the development of an approximate 39 acre tract of land located within the extraterritorial jurisdiction of the City and identified as the Sherman Ridge Development;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

City Council Member Mike Browning made a motion to approve the 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 with the following changes: 1.) deleting section 9.2 "Disannexation" and 2.) amending Exhibit D to require masonry, exclusive of cementations materials such as Hardy Plank and Stucco for properties facing FM 428 and Blackjack Road. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed.

City Council reconvened into open session at 11:04 PM.

The meeting was adjourned at 11:04 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 26th day of March, 2026.



Chris Rich, Mayor

ATTEST:



Jenny Hicks, City Secretary

