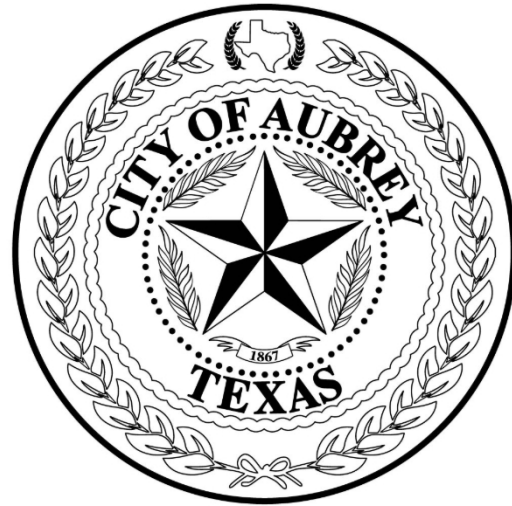


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 23, 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. - Police Department New Hire Introduction — Rachal Pineda — Crime Victim Advocate

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 March 26, 2026 meeting.
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 as an excused absence from the March 26, 2026 regular meeting.
7. Approve Resolutions 1040-26, 1041-26, 1042-26, and 1043-26, temporarily closing Main Street for Summer Music Series, Main Street Motorfest, Peanut Festival, and Holiday Tree Lighting.
8. Approve an Amended and Restated Interlocal Agreement for Billing Services between the City of Aubrey and Mustang Special Utility District.
9. Approve Change Order No. 1 for F.M. 428 18-Inch Parallel Force Main in the amount not to exceed \$212,220.00.
10. Approve Resolution 1044-26, authorizing the Aubrey Municipal Development District to enter an Economic Development Agreement and Performance Agreement between the City of Aubrey, Aubrey Municipal Development District, and Walmart Real Estate Business Trust.
11. Approve the final acceptance of Highpointe Ranch, Phase 3, Public Improvements.

New Business: New items requested for consideration.

12. Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC)

13. Consideration and action on Ordinance 946-26 amending Chapter 3 “Building Regulations”, Article 3.04.062 “Nuisances on Exterior of Property”, adopting a new Section 3.04.062 (i) “Exterior Property Maintenance”, adopting a new Article 3.04.070 “Fence Maintenance”, and amending Article 3.10 “Streets and Sidewalks” by adopting a new Article 3.10.001 “Encroachment on Public Property”; providing a penalty of a fine for violations; and providing an effective date.
14. Consideration and action on a Resolution nominating a candidate for the DENCO Area 9-1-1 District Board of Managers.
15. Consideration and action on an Ordinance amending Chapter 1, "General Provisions", Article 10, "Parks and Recreation", Division 3, "Park and Community Center Rules" Section 1.10.073, "Prohibitions and Standards of Conduct", Subsections 19 and 26 regulating park hours and other standards; providing a penalty, and providing for publication and an effective date.
16. Consideration and action on the final acceptance of Winn Ridge First Responders Park Public Improvements and authorize the final payment in the amount of \$62,318.92 to Perfect Finish Landscaping.
17. Consideration and action on an agreement with Fransen Pittman for Construction Manager At-Risk services and General Construction on the Aubrey MDD Development Project at 204-208 S. Main Street, and authorize the City Manager to sign necessary documents.
18. Consideration and action on approving Ordinance 951-26 amending the Fiscal Year 2025-2026 budget.**

****Taxpayer Impact Statement**

Property Tax Due on Median Valued Homestead

2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

	Rate per \$100 of Value	Median Valued Homestead Property	Tax Due
2024 Adopted Rate	0.464000	\$339,000	\$1,573
2025 Adopted Rate (Effective October 1, 2026)	0.450000	\$339,000	\$1,526
2025 No New Revenue Rate	0.450674	\$339,000	\$1,528

19. Consideration and action on Ordinance 952-26, amending Chapter 12, “Traffic and Vehicles”, Section 12.03, “Operation of Vehicles” to establish prima facie maximum Speed Limits on identified portions of FM 1385 within City limits; providing for a fine amount not to exceed \$200 for each violation; and providing an effective date.

20. Consideration and action on a Resolution establishing an approximate population of the City and the ETJ of the City and certifying and attesting to the combined population exceeds the population threshold required by Texas Transportation Code Section 644.101 for eligibility and participation in the Commercial Vehicle Enforcement program operated by the Texas Department of Public Safety; and providing an effective date.
21. Consideration and action on approving a mural concept that will be located at 200 W Sycamore and authorize City Manager to execute necessary documents.

Department Updates and Discussion:

22. Administration & Finance:
23. Library:
24. Fire Department:
 - Records Management System
25. Police Department:
26. Public Works:
27. Human Resources:
28. 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:

29. **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.
 - 500 Main Street
 - Coffee Road Development

30. **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 Acquisition.
31. **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:
-Purchase of Downtown Property for Economic Development
-Aubrey 165 - Bridleridge Development
-Coffey Road Tract Development
-Coffey Road and Bonar Development
-Nash 160 Development
-The Vibe & Elite Developments
-Hwy 377 & Friendship Commercial
-7118 FM 2931 Commercial 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.

-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.