

City Council Meeting Minutes

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



The meeting was called to order at 6:00 PM.

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

Absent: Randy 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, Public Works Director Dean Rylant, Library Manager Brittany McLain, HR Director Shaena Williams, 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:

1. **Mayor Rich announced the City's upcoming events in March and April:**
 - Annual Aubrey Easter Egg Hunt - March 28th at Veterans Memorial Park from 9:00 AM until 12:00 PM
 - Fruit Jar Junction market begins April 4th, and continues on the first Saturday of each month from 9:00 AM until 1:00 PM at Veterans Memorial Park
 - City of Aubrey Touch-a-Truck event - April 11th at Veterans Memorial Park from 10:00 AM until 2:00 PM

New firefighters Dakota Hunter and Eloy Arizmendi were sworn in.

New Police Officer Ryan Getty was sworn in, and Louis Morales was introduced as a new Code Compliance Officer.

Public Works Director Dean Rylant announced Sean Harmon as the new Water Superintendent.

Citizen Input:

Dustin Clay, 1619 Goodwin Dr in Providence Village, announced his candidacy for Aubrey ISD board of trustees.

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 February 26, 2026 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Ratify approval and execution of an Economic Development Incentive Agreement between the City of Aubrey, the Aubrey Municipal Development District and Wal-Mart Real Estate Business Trust providing economic development incentives for a Wal-Mart retail facility pursuant to the authority of the AMDD under Chapter 377 and City authority under Chapter 380 of the Texas Local Government Code (Project Anchor).
6. Approve the 2026 Consumer Price Index adjustment to municipal telecommunications right-of-way access line rates.
7. Approve Easement Acquisitions for the Rockhill Water Pump Station Improvement Project, and FM 428 Sewer Lift Station Improvements, and authorize the City Manager to execute necessary documents.
8. Approve a Professional Services Agreement between the MDD and Parkhill for Architecture and Engineering Services for MDD building project not to exceed \$80,800, and authorize the City Manager to sign necessary documents.
9. Approve a professional services agreement with Kimley-Horn for site development services for the intersection of FM 2931 & Blackjack for an amount not to exceed \$52,000, and authorize the City Manager to execute the agreement.
10. Approve submission of the Texas Public Libraries Annual Report and Application for Accreditation for Local Fiscal Year 2025.
11. Approval of the Authorized Personnel List.
12. Consideration and action of the purchase of land from Steve Wilson in the amount of \$27,619.65 for Dane Street Right-of-way, and authorize the City Manager to execute necessary documents.

City Manager Charles Kreidler pulled item number 5 and provided information.

Council Member Jeff Perry made a motion to approve the remaining consent items. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Council Member Jeff Perry made a motion to approve item number 5. Council Member Chuck Fikes seconded. Motion Passed (4:0).

New Business: New items requested for consideration.

13. Presentation, discussion and action to accept the Fiscal Year 2025 Audit from Whitley Penn.

Roger Tovar, with Whitley Penn, presented the FY25 Audit.

Council Member Jeff Perry made a motion to accept the fiscal year 2025 audit. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

14. Hold a public hearing, consider and act on an Ordinance annexing a 10-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, Denton County, TX, into the corporate limits of the City of Aubrey, Texas. (Owner: City of Aubrey).

City Manager Charles Kreidler provided information.

The Public Hearing opened at 6:32 PM and closed at 6:34 PM. No citizens spoke.

Council Member Jeff Perry made a motion to approve the Ordinance for annexation. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed. (Ordinance 950-26)

15. Consideration and action on Ordinance No. 949-26 authorizing the use of the name "Ray Roberts Parkway" as a permitted roadway designation along the corporate limits of Highway 377 ; and providing an effective date.

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to approve the Ordinance giving US 377 the additional name of Ray Roberts Parkway. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed. (Ordinance 949-26)

16. Consideration and action on a Professional Engineering Services Agreement with Plummer Associates, Inc. for the Rockhill Street Well Corrosivity Engineer Report for an amount not to exceed \$45,700 and authorize the City Manager to execute the agreement.

Public Works Director Dean Rylant provided information.

Council Member Matt Jones made a motion to approve the Professional Services Agreement. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

17. Consideration and action on appointing a member to the Aubrey Parks and Recreation Board.

City Secretary Jenny Huckabee provided information.

Council Member Jeff Perry made a motion to appoint Nicole Nelson to the Parks and Recreation Board. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

18. Consideration and action on a Resolution of the City Council approving the expenditure of funds by the Aubrey Municipal Development District for Targeted Improvement Grants in amounts up to \$30,000 per grant, and cumulatively up to the budgeted amount of \$200,000 for the Fiscal Year 2025-2026 without the requirement for additional approval by the City Council; approving the Targeted Improvement Program as a Project; and proving an effective date.

MDD Board President Holly Drew provided information.

City Council Member Mike Browning made a motion to approve the Resolution. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Department Updates and Discussion:

19. Administration & Finance:
20. Library:
21. Fire Department:
22. Police Department: Chief Brooks thanked Assistant Chief Johnson for his preparedness with the Ironman 2026 and that there were no issues in our jurisdiction.
23. Public Works:
24. Human Resources:
25. Municipal Development:

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:

26. **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
 - Charter Provisions
 - Mustang Property
 - Tyler Florence, individually and as Next Friend of Minors, KTL and KAF, and Noel Boyd, individually and on behalf of the Estate of Dontarianna Boyd v. City of Aubrey, Cause No. 25-7942-467 (467th Judicial District - Denton County)

27. **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
28. **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 Development
-Coffey Road Development
-Nash 160 Development
29. **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 (551.071), 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 (551.074):
- City Secretary (Goals & Duties)

City Council Member Mike Browning made a motion to recess into executive session at 6:43 PM. Council Member Jeff Perry seconded. Motion Passed (4:0). 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 8:30 PM. No action was taken on items discussed in Executive Session.

The meeting was adjourned at 8:30 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of April, 2026.


Chris Rich, Mayor



ATTEST:


Jenny Hicks, City Secretary