Municipal Development District Board Meeting

Aubrey Municipal Development Building
226 Countryside Drive
Aubrey, TX 76227
April 16, 2026
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6:09 p.m.

Present:

President - Holly Drew (Place 6)
Secretary - Erin Bogar (Place 3)
Director Place 4 – Brooks Stoy
Director Place 7 - Tim Heitman

Absent:

Vice President – Todd Davis (Place 1)
Director Place 2 – Jamie Osmanovic
Director Place 5 – Tammy De Wet

Others Present: Christine Gossett, Executive Director; Kacey Hagen, Assistant to City Manager; Anabelle Ackling, Attorney/TOASE

Guest: Chandler Causey, Fransen Pittman; Eric James, Parkhill

Invocation & Pledge of Allegiance:

President Drew led the Pledge of Allegiance and Secretary Bogar led the Invocation.

Community Announcements:

President Drew announced the following:

- The next Fruit Jar Junction Farmers' Market is on Saturday, May 1st at Veteran's Park in downtown Aubrey and vendors can sign up to sell by contacting the City's Parks & Recreation Department.
- The Summer Music Series will have its first concert on May 16th at Veteran's Park in downtown Aubrey with 2 more concerts following on June 20th and July 18th. Businesses can sign up for sponsorships and vendor spaces by contacting the City Parks & Recreation Department.

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:

1. Approve minutes of March 10, 2026, MDD Board Meeting.

2. Approve the February 2026 Financial Report.

President Drew asked if anyone wished to remove an item from the consent agenda. No requests.

President Drew called for a motion to approve the consent agenda. Director Heitman motioned to approve Consent Agenda.

Director Bogar seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

New Business: New items requested for consideration.

Staff requested to move Item 5 before Item 3.

5. Discuss, consider, and take action on revisions to the Aubrey MDD By-Laws.

Executive Director and attorney reviewed recommended revisions/updates to MDD By-Laws.

President Drew called for a motion on the revisions as discussed for the Aubrey MDD By-Laws. Secretary Bogar motioned to approve the revisions as discussed for the Aubrey MDD By-Laws.

Director Heitman seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

3. Consider and take action on awarding a contract to Fransen and Pittman for CMAR services and General Construction project at 204-208 S. Main Street.

Staff, Parkhill Representative and Fransen Pittman representative presented the project scope of work and the potential Gross Maximum Price for the CMAR contract. Board discussed.

President Drew called for a motion on the award of the CMAR contract to Fransen Pittman and approve the scope of work recommended for the 204-208 S. Main Street development project. Director Stoy motioned to approve the (CMAR) contract (for $337,651.00) to Fransen Pittman.

Director Bogar seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

4. Consider and take action on approved amount for construction project at 204 - 208 S. Main Street.

President Drew called for a motion on the Gross Maximum Price of $337,651.00 for the construction project and scope of work for the 204-208 S. Main Street development project. Director Heitman called for a motion to approve the Gross Maximum Price of $337,651.00 for the construction project and scope of work for the 204-208 S. Main Street development project and to approve the budget amendment by Council.

Director Brooks seconded the motion. All in Favor. No Opposed. Motion carried 4 to 0.

Staff Report:

6. Receive overview of March 2026 Staff Activity Report; Discussion of same.

Executive Director provided a brief overview of staff activity highlights, project updates, and any upcoming events/activities.

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.

President Drew asked if there were items to be placed on future agendas.

Requests for future items: Grants and Budget

*****EXECUTIVE SESSION*****

President Drew called for a motion to convene into executive session at 7:16 p.m.

Secretary Bogar motioned to convene into executive session at 7:16 p.m.

Director Heitman seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Executive Session

In accordance with Texas Government Code, Section 551.001, et seq., the Board will recess into Executive Session (closed meeting) to discuss the following:

A. *Section 551.072 – Real Property:*
Downtown Development
Downtown Development Project
ETJ Commercial FM 428

B. *Section 551.087 – Deliberation regarding Economic Negotiations:*
Downtown Development Project
ETJ Commercial FM 428

Reconvene into Open Session:

President Drew called for a motion to reconvene into open session at 8:00 p.m.

Director Stoy motioned to convene into open session at 8:00 p.m.

Director Heitman seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Vice President Davis asked if there were any other Future Agenda items?

No requests.

-ADJOURN-

President Drew called for a motion to adjourn the meeting at 8:00 p.m. Director Stoy motioned to adjourn at 8:00 p.m.

Director Bogar seconded. All in Favor. No Opposed. Motion carried 4 to 0.

Meeting adjourned at 8:00 p.m.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey,

Texas this 12 day of May, 2026.

Holly Drew

Holly Drew, President

ATTEST: Erin Bogar

Erin Bogar, Secretary