

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 23, 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, Public Works Director Dean Rylant, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Assistant to the City Manager Kacey Hagen, Communications Manager Bailey Thompson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

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

Community Announcements:

1. Police Chief Richard Brooks announced Rachal Pineda as the new Crime Victim Advocate.

Chief Brooks also spoke regarding the commitment from the departments and resources during the recent hostage situation.

Mayor Rich announced the following upcoming events in downtown Aubrey:

- May 2nd – Fruit Jar Junction Market
- May 16th – Summer Music Series #1 featuring David Adam Byrnes, with Jon Jon Perry opening

Citizen Input:

Chris Skinner, 2621 Maverick Ln, Aubrey, spoke regarding item number 12 having inaccuracies in the preliminary plat and regarding concerns of property use.

Katheryn Skinner, 2729 Maverick Ln, Aubrey, spoke regarding concerns of item

number 12 including concerns of use of private shared road, and type of property use.

Ted Lewis, 2348 Liberty Cr, spoke of concerns regarding the state of the road related to item 12, and spoke of concerns of accidents at intersection of Liberty at FM 2931 that would be worse with this use.

Dustin Clay, 1619 Goodwin Dr, spoke regarding Aubrey ISD concerns.

Consent Items:

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.

City Manager Charles Kreidler requested to remove item number 4 and 5 to discuss during Executive Session, Section 551.07, consultation with attorney.

Council Member Jeff Perry made a motion to approve the consent items, not including number 4 and 5. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

After discussion in executive session, Council Member Chuck Fikes made a motion to approve consent items 4 and 5. Council Member Jeff Perry seconded. Motion passed (5:0).

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)

Senior Planner Muzaib Riaz provided information.

Christopher and Katheryn Skinner spoke regarding concerns of private road

and use of property.

Gary Pilant, property owner, spoke regarding the operation he will have on the property.

The item was discussed in executive session, Section 551.07, consultation with attorney.

After executive session, City Council Member Mike Browning made a motion to approve the Preliminary Plat for Solid Rock, approximately 10.407 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 subject to the following conditions:

The Civil plans submitted prior to final plat application must include an offsite access roadway:

- i. that complies with Subdivision Ordinance, Article I, General Provisions, Section 4.03, "Adequacy of Facilities, Generally" Subsection (C) "Streets", requiring that new development provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall be properly related to the applicable master. New developments shall be supported by a Thoroughfare network having adequate capacity, and safe and efficient traffic circulation and have adequate access to the Thoroughfare network. The offsite improvement must be approved by the City Engineer as in compliance with the Subdivision Regulations; and
- ii. that complies with Subdivision Regulations, Subdivision Design Standards, Article 3, Section 1.03, "Adequacy of Streets and Thoroughfares", by providing a street network that provides adequate capacity, ingress/egress, and safe and efficient traffic circulation and approved by the City Engineer in compliance with the Design Standards.

Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Jeff Perry opposed.

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.

Code Compliance Officer Daniel Salazar provided information.

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

14. Consideration and action on a Resolution nominating a candidate for the DENCO Area 9-1-1 District Board of Managers.

Fire Chief Eric Schlotter provided information.

No action taken. Will revisit at May meeting.

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.

Assistant Public Works Director Kurt Karnowski provided information.

None made a motion to approve the ordinance with the amendment to section 19. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed. (Ordinance No 953-26)

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.

Assistant Public Works Director Kurt Karnowski provided information.

Council Member Matt Jones made a motion to approve acceptance of the Winn Ridge First Responders Park. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

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.

MDD Director Christine Gossett provided information.

Council Member Randy Jones made a motion to approve the contract at the Gross Maximum Price recommended by the MDD (\$337,651). City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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 0.450674 \$339,000 \$1,528
Rate

Finance Director Mike English provided information.

City Council Member Mike Browning made a motion to approve the ordinance amending the Fiscal Year 2026 budget. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

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.

City Manager Charles Kreidler provided information.

Council Member Matt Jones made a motion to approve the ordinance reducing the speed limit on FM 1385 to 45 MPH. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

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.

Police Chief Richard Brooks provided information.

Council Member Jeff Perry made a motion to approve the Resolution. Council Member Chuck Fikes seconded. Motion (5:0). None opposed. (Resolution No 1045-26)

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.

Assistant to the City Manager Kacey Hagen and Communications Manager Bailey Thompson presented information.

Council Member Jeff Perry made a motion to approve the mural concept from Odessa Helm in an amount not to exceed \$25,000. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

22. Administration & Finance:
23. Library:
24. Fire Department: Fire Chief Eric Schlotter spoke regarding the new fire department reporting system. He also spoke regarding the completion of Fire Station 2.
25. Police Department:
26. Public Works:
27. Human Resources:
28. Municipal Development:

Future Agenda Requests:

City Manager Charles Kreidler requested a few meeting dates for budget discussion. Discussion was held for possible meeting dates on June 13 or June 27 at 8 AM.

*****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

Council Member Jeff Perry made a motion to recess into executive session at 7:36 PM including consultation with attorney on items 4, 5 and 12. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into Open Session at 10:04 PM. 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.

1. **Council Member Chuck Fikes made a motion to approve consent items 4 and 5. Council Member Jeff Perry seconded. Motion passed (5:0).**
2. **City Council Member Mike Browning made a motion to approve the**

Preliminary Plat for Solid Rock, approximately 10.407 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 subject to the following conditions:

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Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Jeff Perry opposed.

3. Council Member Jeff Perry made a motion to authorize the City Manager to purchase downtown properties for an amount up to the maximum amount as discussed in closed session and execute required documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 10:08 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 28th day of May, 2026.



Chris Rich, Mayor



ATTEST:



Jenny Hicks, City Secretary