

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 28, 2026
6:00 PM



The meeting was called to order at 6:00 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, Chief Richard Brooks, Assistant City Manager Leanne Wilson, Public Works Director Dean Rylant, Library Manager Brittany McLain, 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, Assistant Public Works Director Kurt Karnowski

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

Community Announcements:

1. - Mayor Rich announced the following:
 - June 20th will be the 2nd concert of our Summer Music Series in Downtown Aubrey featuring Sister Hazel from 5 until 9 PM.
 - Fruit Jar Junction Farmers Market will be held at Veteran's Memorial Park on June 5th from 9 AM to 1 PM.
 - Mayor Rich was recognized by the Salvation Army of Denton County regarding the Red Kettle Mayoral Challenge.
 - Police Officer Caleb Williams was sworn-in.
 - New Public Works employees were introduced.
 - Patrick Dukes (Parks)
 - Cody Lowe (Streets)
 - Tanner Petway (Streets)
 - Brent Blake (Wastewater)
 - Ethan Keith (Engineering)

Citizen Input: None

Election Related Items:

2. Present the Certificate of Election and Administer the Statement of Elected Officials and Official Oaths to the declared candidates elect:
 - Council Place 1 - Jeff Perry
 - Council Place 4 - Randy Jones

The Certificates of Election were presented and Council Members Jeff Perry and Randy Jones took oaths.

3. Consideration and action on appointing a Mayor Pro Tem for a One Year Term.

Council Member Chuck Fikes made a motion to appoint Jeff Perry as Mayor Pro-Tem. Council Member Randy Jones seconded. Motion (5:0). None opposed.

4. Consideration and action on appointing a Deputy Mayor Pro Tem for a One Year Term.

Council Member Jeff Perry made a motion to appoint Chuck Fikes as Deputy Mayor Pro Tem. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

5. Consideration and action on Resolution No. 1046-26, designating authorized signatories for the City's banking and financial accounts.

Council Member Chuck Fikes made a motion to appoint the Mayor, Mayor Pro Tem, and Deputy Mayor Pro Tem as bank and financial signatories. Council Member Jeff Perry seconded. Motion (5:0). None opposed.

6. Consideration and action on appointing a City Council Liaison to Parks and Recreation Board.

Council Member Jeff Perry made a motion to appoint Randy Jones as the liaison. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

New Business: New items requested for consideration.

7. Consideration and action on accepting the resignation of City Council Member Place 2 Matt Jones, discuss and provide direction for filling the vacancy in Place 2.

Council Member Jeff Perry made a motion to accept the resignation of Matt Jones from the City Council. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

Council Member Matt Jones spoke regarding his resignation and thanked everyone for their help during his time serving as a councilmember.

Council discussed options for filling vacancy.

(Councilmember Matt Jones left the meeting.)

Consent Items:

8. Approve minutes of the April 23, 2026 meeting.
9. Approve Resolution No. 1047-26 approving the Aubrey Municipal Development District's participation in an Economic Development Agreement between the City of Aubrey, Aubrey Municipal Development District, and Wal-Mart Real Estate Business Trust.
10. Accept the resignation of Marc Hendricks from the Planning and Zoning Commission.
11. Consideration and Action on Resolution No. 1048-26 amending and restating Resolution No. 922-23 adopting a policy to provide general authority to the City Manager relative to purchases, expenditures, and signature authority; and providing an effective date.
12. Approve an Interlocal Agreement for Retail Water and Sewer Service between the City of Aubrey and Mustang Special Utility District, and authorize the City Manager to execute necessary documents.
13. Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.

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

Recess into Tax Increment Reinvestment Zone No 1 Board Meeting

Council Member Jeff Perry made a motion to recess into the Tax Increment Reinvestment Zone No 3 meeting at 6:23 PM. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

14. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, (the "Zone"), a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code, and to submit the Final Plan to the City Council (MuniCap).

City Manager Charles Kreidler requested the council table the item to the June 25th meeting.

Council Member Jeff Perry made a motion to recommend tabling of the Project and Financing Plan for Tax Increment Reinvestment Zone Number Three until the June 25, 2026 meeting. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Reconvene into Regular Session

The TIRZ board reconvened into the City Council regular session at 6:24 PM.

New Business: New items requested for consideration.

15. Consideration and action on Ordinance No. 954-26 approving the Project and Financing Plan for the Tax increment Reinvestment Zone No.3, City of Aubrey, Texas, a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan pursuant to Chapter 311, of the Texas Tax Code; making findings regarding feasibility and related matters as required by State law;

and providing an effective date. (High Pointe Development) (Municipal)

Council Member Randy Jones made a motion to table the Ordinance approving the Final Project and Financing Plan until the June 25, 2026 meeting. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

16. Receive a presentation, consider and act on Resolution No. 1049-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

Jim Sabonis with Hilltop Securities provided information.

Council Member Chuck Fikes made a motion to approve the Resolution for the Palomino Public Improvement District and set a public hearing for 6:00 PM on June 25, 2026. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

17. 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) (Preliminary Plat was conditionally approved at the April 23rd, 2026 meeting.)

Senior Planner Muzaib Riaz provided information.

Council Member Jeff Perry made a motion that the Preliminary Plat for Solid Rock property, (an approximate 10.407 acres generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, in the City's ETJ) be disapproved because the response by the Applicant provided pursuant to Texas Local Government Code Section 212.0093 did not satisfy the following City Council approval conditions for the Preliminary Plat as stated in the April 23, 2026 conditional approval:

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 (4:0). None opposed.

- 18. Hold a public hearing, consider and take action on Ordinance No. 955-26, repealing Section 27, "Sign Regulations" of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and adopting a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, recodifying the Sign Regulations as Chapter 17 of the general ordinances of the City; providing amendments; providing a penalty of a fine not to exceed \$500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:38 PM and closed at 6:41 PM. No citizens spoke.

Council Member Jeff Perry made a motion to approve the Zoning Ordinance amendment for sign regulations. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

- 19. Hold a public hearing, consider and take action on Ordinance No. 957-26 amending Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, and amending Map 3, "Future Land Use Plan" of the Comprehensive Plan, from the general land use designation for the Property from "Rural Life" to "Public/Institutional". (DCAD Parcel ID No. 52432 - Aubrey Fire Station No. 4)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:42 PM and closed at 6:45 PM. No citizens spoke.

Council Member Randy Jones made a motion to approve the ordinance amending the comprehensive plan. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

- 20. Hold a public hearing, consider, and take action on Ordinance No. 958-26 amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone an approximate 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas and generally located at 8445 FM 2931, recently annexed into

the City of Aubrey, from Unzoned to General Retail (GR). (DCAD Parcel ID No. 52732 - Aubrey Fire Station No. 4)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:45 PM and closed at 6:47 PM. No citizens spoke.

Council Member Jeff Perry made a motion to approve the rezoning Ordinance. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

21. Consider and take action regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Senior Planner Muzaib Riaz provided information.

Council Member Chuck Fikes made a motion to approve the Preliminary Plat as presented. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

22. Consider and take action regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Senior Planner Muzaib Riaz provided information.

Council Member Chuck Fikes made a motion to approve the Final Plat upon compliance with the conditions as presented. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Condition: EXHIBIT 10A, ARTICLE 2, SECTION 4.08(B) - REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT COUNTY: Recording information for all easements that are filed or recorded as separate instruments shall be added to the Final Plat prior to filing of the Final Plat with Denton County.

23. Consider and take action regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Senior Planner Muzaib Riaz provided information.

Council Member Randy Jones made a motion approve to the Preliminary Plat as presented. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

24. Consider and take action regarding a Final Plat for Block D, Lots 1-85, 97X-101X;

Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Senior Planner Muzaib Riaz provided information.

Council Member Randy Jones made a motion to approve the Final Plat as presented. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

25. Consideration and action on a Regional Treated Water Supply Contract with Upper Trinity Regional Water District (UTRWD), and authorize the City Manager to finalize and execute necessary documents.

Assistant City Manager Leanne Wilson provided information.

After Executive Session, City Council Member Mike Browning made a motion to approve the Regional Treated Water Supply Contract with Upper Trinity Regional Water District with amendments to:

- i. **Section 7, “Convey Easements” to require the District to pay the City for easements that the District needs for District Facilities necessary to serve other customers outside of the City and ETJ; and**
- ii. **Section 8(b) “Expansion of System/Easements” of the agreement to remove the last sentence requiring Aubrey to obtain approval from the District prior to approval of a crossing over a District easement;**

and authorize the Mayor or designee to execute necessary documents.

Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

26. Consideration and action on Resolution No 1039-26 nominating a candidate for the DENCO Area 9-1-1 District Board of Managers.

City Manager Charles Kreidler provided information.

No action taken.

27. Consideration and action on Resolution No. 1050-26 approving the Aubrey Municipal Development District Bylaws (Third Amendment); and providing an effective date.

MDD Director Christine Gossett provided information.

Council Member Randy Jones made a motion to approve the Resolution. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

28. Consideration and action on appointing and reappointing member(s) to the Aubrey Board of Adjustment.

City Secretary Jenny Hicks provided information.

Council Member Jeff Perry made a motion to reappoint Jean Burk and Sam Goin, and appoint Don Smith to the Board of Adjustment. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on appointing member(s) to the Aubrey Planning & Zoning Commission.

City Secretary Jenny Hicks provided information.

Council Member Randy Jones made a motion to appoint Susan McCormack to the Planning and Zoning Commission. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

30. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

Public Works Director Dean Rylant provided information.

City Council Member Mike Browning made a motion to table any action until the June 25, 2026 meeting. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

Discussion on Department Reports and Updates:

31. Administration:

- City Manager Charles Kreidler announced the completion and graduation of Aubrey Citizens University and how the attendees favored Public Works Director Dean Rylant and his comments.
- Finance - Monthly Financials
- Court - April 2026 Monthly Report
- Human Resources
- MDD - April 2026 Monthly Report

32. Public Safety:

- Police Department - April 2026 Monthly Report
- Fire Department - April 2026 Monthly Report; Police Chief Richard Brooks commended the Fire Department/EMS for their first push of whole blood during an incident.
- Code Enforcement - April 2026 Monthly Report

33. Operations:

- Public Works
- April 2026 Monthly Staff Report; Public Works Director Dean Ryland provided the following updates:
 - Wastewater Plant Construction Update; work is beginning on the lift station at the middle school
 - Water Supply Update; work is beginning on the Rockhill Pump Station Ground Storage Tank; FM 428 well is broke down and needs new pump; Magnolia well ahs been pulled and the camera showed 80% blockage of the screen
 - Drainage Improvements Update; drainage project 30% complete
- Parks & Recreation Update - Assistant Public Works Director Kurt Kranowski

- announced that 21 RFQ's for the Sports Complex CMAR were received yesterday and they will be scoring over the next two weeks; we are working on getting quotes for practice fields
- Library - April 2026 Monthly Staff Report
 - Development Services - April 2026 Monthly Staff Report

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:

34. **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
 - Coffey Road Development
 - Contract Services — Fire Department and Police Department
35. **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.
 - 500 Dane Street Property Acquisition
 - McNatt ROW Acquisition
36. **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
 - Project Cherry Wood

City Council Member Mike Browning made a motion to recess into executive session for the items on the posted agenda including item 25 at 7:20 PM. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

City Council reconvened into open session at 10:47 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.

Motions:

- **City Council Member Mike Browning made a motion to approve the Regional Treated Water Supply Contract with Upper Trinity Regional Water District with amendments to:**
 - a. **Section 7, "Convey Easements" to require the District to pay the City for easements that the District needs for District Facilities necessary to serve other customers outside of the City and ETJ; and**
 - b. **Section 8(b) "Expansion of System/Easements" of the agreement to remove the last sentence requiring Aubrey to obtain approval from the District prior to approval of a crossing over a District easement;**

And authorize the Mayor or designee to execute necessary documents. Council Member Randy Jones seconded. Motion Passed (4:0). None opposed.

- **Council Member Randy Jones made a motion to Move to authorize the City Manager to take actions necessary to negotiate the purchase and acquire the two properties discussed in closed session at amounts not to exceed the amounts discussed in closed session and to bring documents back to the City Council for ratification. Council Member Chuck Fikes seconded. Motion Passed (4:0).**
- **Council Member Mike Browning made a motion to Move to approve the Development Agreement with MM Covey Creek 165, LLC, with the final terms reflecting the following agreements:**
 - a. **Developer will build all roads required by the TIA and Final Plat; and**
 - b. **Developer will build the two Eastern Lanes of Coffey Road required for the Development,**

And upon final legal review and agreement of the Parties, authorize the Mayor or City Manager to execute the final agreement on behalf of the City. Council Member Randy Jones seconded. Motion Passed (4:0) .

The meeting was adjourned at 10:50 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 25th day of June, 2026.


Chris Rich, Mayor



ATTEST:


Jenny Hicks, City Secretary