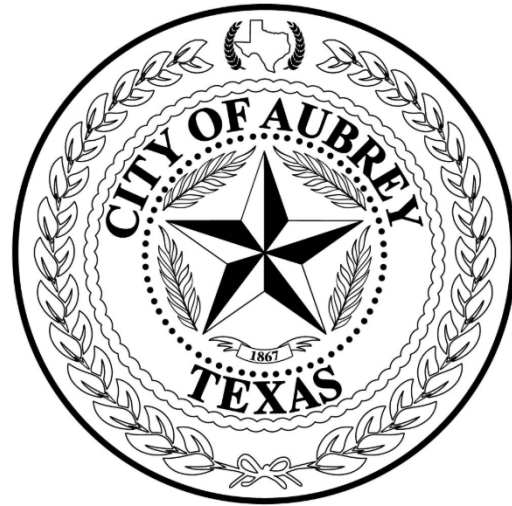


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 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. - Swearing-in Ceremony: Sergio Hernandez - Municipal Court Bailiff

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 June 25, 2026 and July 9, 2026 meetings.
3. Accept Quarterly Investment Report.
4. Approve Final Acceptance of Dane Street and the City Hall Parking Lot Public Improvements and authorize the final payment to J&L Construction in the amount of \$38,372.45.
5. Approve Resolution No. 1055-26 designating the Finance Director as the City's authorized official in all matters pertaining to participation in the Office of the Governor CJD e-GRANT program.
6. Approve an Interlocal Cooperation Agreement between Denton County and the City of Aubrey Fire and Police Departments for the use of the Denton County Radio Communications System, authorizing the Mayor, the Fire Chief and Chief of Police to execute the same on behalf of the City of Aubrey.
7. Approve an Interlocal Cooperation Agreement for Shared Governance Communications & Dispatch Service System agreement, authorizing the Mayor and City Manager to execute the same on behalf of the City of Aubrey.
8. Approve Resolution No. 1054-26 ratifying an expenditure of \$141,304.60 paid to Davis Water Well, LLC for the emergency repair of the 428 Well Repairs.
9. Approval of an extension to a Temporary Recreational Vehicle Permit for 609 Hill Street, for a period not to exceed twelve months.
10. Approve Resolution 1053-26 to execute an interlocal cooperation contract with the Texas Department of Public Safety for participation in the Texas Conviction Reporting System and authorizing the Mayor and/or City Manager to execute the contract and related documents and approving an effective date.

New Business: New items requested for consideration.

11. Hold Public Hearing, consider and act on Ordinance 960-26, approving a Service and Assessment Plan and Assessment Roll for authorized improvements within the Palomino Public Improvement District (The "District"); making a finding of special

benefit to certain property in the district; Levying Assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; Providing for the method of assessment and the payment of the assessments; Providing penalties and interest on delinquent assessments; Providing for severability and providing an effective date. (Abdi Yassin, Municap)

12. Receive a Presentation and Consider and act on Ordinance No. 967-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Jackson Ridge Public Improvement District (Abdi Yassin, Municap)
13. Receive a Presentation and Consider and act on Ordinance No. 968-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Winn Ridge South Public Improvement District (Abdi Yassin, Municap)
14. Receive a Presentation and Consider and act on Ordinance No. 969-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Duck Point Public Improvement District (Abdi Yassin, Municap)
15. Receive a Presentation and Consider and act on Ordinance No. 970-26 accepting and approving an Update of the Annual Service and Assessment Plan and Updated Assessment Roll for the City of Aubrey Public Improvement District No. 1 (Keeneland) (Abdi Yassin, Municap)
16. Hold a Public Hearing and consider and act on Ordinance 962-26 adopting an amendment to Chapter 10A, Subdivision Ordinance, Article 3, Subdivision Design Standards of the Code of Ordinances to adopt a new "Technical Construction Standards and Specifications Manual" codified as Section 13.01, "TCSS Manual Adopted", to adopt the City of Aubrey Technical Construction Standards and Specifications (2026) set forth in Exhibit A thereto; providing a penalty for violation and providing an effective date.
17. Consideration and action on a Resolution authorizing Staff to file an application with the Texas Water Development Board for a 100% Water Supply Infrastructure Grant (WSIG) in support of the 2026 Water Supply Infrastructure Expansion Project; and authorizing the City Manager or his designee to execute necessary documents.
18. Receive a presentation and hold a discussion regarding submissions received in response to RFQ No. 2026-04 request for Construction Manager-At-Risk services for the construction of the Aubrey Sports Complex; consider and take appropriate action regarding the selection of a Construction Manager to perform services for the proposed Aubrey Sports Complex, and authorize the City Manager to negotiate and execute necessary documents.

Discussion on Department Reports and Updates :

19. Administration:
 - City Manager
 - Finance: Monthly Financials
 - Court: Monthly Report
 - Human Resources
 - MDD
20. Public Safety:
 - Police Department: June 2026 Monthly Report
 - Fire Department: June 2026 Monthly Report
 - Code Enforcement: June 2026 Monthly Report
21. Operations:
 - Public Works: June Monthly Report
 - Parks & Recreation
 - Library: June Monthly Report
 - Development Services: June Monthly Report

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:

22. **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.
 - *City of Aubrey vs. KMD Property Investments, LLC*, et al., Cause No PR-2026-00095-A, Denton County, Texas
 - Contract Services — Fire Department and Police Department
 - Aubrey Heights
 - Data Centers
 - Legal Updates/Legislation
23. **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.
 - Rockhill Road Property
 - McNatt ROW Acquisition

24. **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
 - Elegance Development
 - Coffey Road and Bonar Development (Crossvine)
 - Nash 160 Development
 - Hwy 377 & Friendship Commercial
 - 7118 FM 2931 Commercial Development
25. **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 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:
- City Manager (Duties)

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.

26. Consideration and action on a Development Agreement between the City and Maneo Acquisitions, LLC for the residential development of an approximate 166 acres of land located in the City's extraterritorial jurisdiction, identified as the Bridleridge Development; and authorizing the Mayor to execute necessary documents.
27. Consider and take action on the conditional approval and acceptance of public infrastructure for the Aubrey Heights Development, the approval of a Subdivision Improvement Agreement between the City and Developer, Aubrey Heights Associates LLC, providing construction and maintenance guarantees from the Developer for the completion of public infrastructure; and approving the letter of credit as guarantee for completion and maintenance of improvements; authorizing the filing of the final plat subject to the conditions of the Agreement; and authorizing the City Manager to execute necessary documents. (Aubrey Heights)
28. Consider and act on a Settlement Agreement between the City and identified parties in the eminent domain proceeding styled *City of Aubrey, Texas v. Jerry H. Simmons, et al*, (Cause No. PR-2024-01392-B) Denton County Probate Court No. 2; and authorize the Mayor to execute necessary documents.

-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.