

Municipal Development District Board Meeting

Aubrey Municipal Development District Building
205 S. Main St
Aubrey, TX 76227
April 9, 2024
5:30 PM



**(Notice of Potential Quorum for City Council, Planning and Zoning Commission, Board of Adjustment, Library Board, 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 Board Members

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public by accessing Zoom utilizing the Public Participation link identified below.

Notice Regarding Public Participation

Individuals may attend the meeting in person at the above address, or access the meeting via videoconference, or telephone conference call.

Join Zoom Meeting

<https://us06web.zoom.us/j/4819280108?pwd=dnNwbU51MmhjOHJkL3kzcGJ4MTN4UT09&omn=89772594324>

Meeting ID: 481 928 0108

Passcode: 868932

To join the meeting by phone, dial 1 (346) 248-7799 and use the Meeting ID and password above.

Work Session - 5:30 p.m. Presentation and discussion regarding Strategic Plan Initiation.

1. Call to Order - Determine if Quorum is Present
2. Adjourn 6 p.m.

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.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, 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 and those attending remotely can hear comments and see presentations. To request to speak via videoconference, click on "Participants" at the bottom of the screen, and click "Raise Hand." The chairperson will acknowledge your request and allow you to speak. 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:

1. Minutes of the March 7 , 2024 meeting.
2. Approve Monthly Financial Report.
3. Aubrey Area Chamber of Commerce Lease

Staff Report Review staff activity report and updates from the Director on any development and business activity in Aubrey and/or upcoming meetings, training/conferences/event updates.

1. March Staff Report

New Business: New items previously requested for consideration.

1. Discuss and consider financing options for the purchase of property located at 916 US 377, Aubrey, Texas 76227 and Highmeadow Rd. for \$830,000.

2. Consider and approve a resolution authorizing the purchase of property at 916 US 377, Aubrey, Texas 76227 and Highmeadow Rd. for \$830,000 and recommending the Aubrey City Council approve the purchase of 916 US 377, Aubrey, Texas 76227.
3. Consideration and approve updates to the Aubrey MDD Targeted Improvement Grant program.
4. Consider and approve a print ad in the Lakeside City Lifestyle magazine.
5. Consideration and review of Mural Submissions.
6. Work Session discussions, including but not limited to:
 1. Goals and Objectives for the MDD Board
 2. Staff Expectations and Direction
 3. Economic Development Incentives
 4. Executive Director Training Opportunities and Planning
 5. Board Member Training Opportunities

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 Board will recess into Executive Session (closed meeting) to discuss the following:

1. *The Municipal Development District 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.*
In accordance with Texas Government Code, Section 551.001, et seq., the Aubrey Municipal Development District will recess into Executive Session (closed meeting) to discuss the following:
 1. Section 551.071 - Consultation with Attorney. The Aubrey Municipal Development District 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. The Aubrey Municipal Development District may conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation, a settlement offer, or 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 of Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Grants

2. 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 government body in negotiations with a third person.

3. Section 551.087 - Deliberation regarding Economic Development Negotiations. The Aubrey Municipal Development District may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the Board and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- Downtown Development Projects
- Grants

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

1. Take any action deemed necessary as result of the Executive Session.

-ADJOURN-

1. 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 Municipal Development District Board of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2024.

The Municipal Development District 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. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.

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 Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2024.

(The Municipal Development District 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.)

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Municipal Development District Meeting

Meeting and Workshop
Aubrey Municipal Development Building
205 S. Main St
Aubrey, TX 76227
March 7, 2024
6:00 PM



Called meeting to order:

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

Present:

President – Holly Drew (Place 6)

Vice President – Erin Bogar (Place 3)

Director Place 1 - Viki Dunn

Director Place 2 – Jesse Auer

Director Place 4 – Mark Arbenowske

Absent –

Director Place 7 – Tim Heitman

Secretary Mike Browning (Place 5)

Others present:

Charles Kreidler, City Manager

Christine Gossett, Executive Director

Alicia Kreh, Attorney/TOASE

Ross Henley, Guest

Invocation & Pledge of Allegiance:

Erin Bogar led the Pledge of Allegiance and the Invocation.

Community Announcements:

President Drew announced the Aubrey Chamber Clay Shoot on March 22nd and the upcoming Aubrey Public School Foundation Gala on April 6th.

Citizen Input: None

Consent Items:

1. Minutes of the following Board of Directors Meeting(s):
February 6, 2024, Regular Meeting
2. Monthly Financial Report
March 2024

Director Dunn motioned to approve the Consent Items including the minutes from the February 6, 2024 meeting and the March 2024 financials. Director Arbenowske seconded the motion. Motion carried 5 to 0.

Staff Report:

Executive Director Gossett presented the February Staff Report with a social media activity report and business openings and closings. Gossett updated the board on the new agenda software that will be used starting in April.

New Business:

1. Consideration of the Aubrey Area Chamber of Commerce lease.

Vice President Bogar motioned to approve the lease with edits as discussed. Director Dunn seconded the motion. Motion carried 5 to 0.

2. Consideration of a release of liability/hold harmless policy for the use of Aubrey MDD property.

Director Dunn motioned to approve the release of liability with changes as discussed. Director Auer seconded the motion. Motion carried 5 to 0.

3. Discuss and consider issuing an RFP to commission an artist for a mural on Aubrey MDD property.

Director Auer motioned to approve the RFP with changes as discussed. Director Arbenowske seconded the motion. Motion carried 6 to 0.

Note: Secretary Mike Browning (Place 5) arrived at the meeting at 6:53 p.m.

4. Work Session discussions, including but not limited to:
 - a. Goals and Objectives for the MDD Board
 - b. Staff Expectations and Direction
 - c. Economic Development Incentives
 - d. Executive Director Training Opportunities and Planning
 - e. Board Member Training Opportunities

City Manager Charles Kreidler suggested not having the work session at this meeting since the consultants will be taking over the Strategic Plan process. Kreidler suggested we give the consultant the objectives that the board decided in the previous meetings. The Strategic Plan process will include the consultants reviewing the stated objectives with the board to set the goals and/or add other objectives.

Future Agenda Requests:

Parks and Recreation partnership on refund program for vendors and food trucks on MDD lot; Placer AI updates on reports; Training Opportunities for the Board and Staff; Review Mural Submissions; Review of Item #7 – work session discussion on goals and objectives; discuss Real Property

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

Following Board Discussion, Director Dunn motioned to close the Open Session and go into Executive Session at 7:20 pm. regarding Section 551.071 – Consultation with Attorney, Section 551.072 - Real Property, Section 551.087 - Economic Development Negotiations, and Section 551.074 - Deliberation regarding Personnel Matters.

Director Auer seconded the motion. Motion carried 6 to 0.

Following board discussion, Director Dunn motioned to close the Executive Session and reconvene the Open Session at 9:19 pm.

Director Arbenowske seconded the motion. Motion carried 6 to 0.

Reconvene into Open Session

Director Auer made a motion to direct the Executive Director and City staff to move forward with the process to acquire real property as discussed in Executive Session in order to promote or expand our business development.

Director Dunn seconded the motion. Motion carried 6 to 0.

ADJOURN

Director Dunn motioned to adjourn the meeting at 9:20 pm. Secretary Browning seconded the motion. Motion carried 6 to 0.

PASSED and APPROVED by the Aubrey Municipal Development District this __ day of ____, 2024.

Holly Drew, President

Mike Browning, Secretary