

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 25, 2026
5:30 PM



The meeting was called to order at 5:31 PM

Present: Jeff Perry, Chuck Fikes, Mike Browning, Chris Rich

Absent: Randy Jones

Staff Present: City Attorney Ann Montgomery, 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, 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.

*****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:

1. **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:
 - Interview potential candidates for the City Council Place 2 vacancy

Council Member Jeff Perry made a motion to recess into executive session at 5:35 PM. City Council Member Mike Browning seconded. Motion Passed (3:0). None opposed.

City Council reconvened into Open Session at 7:19 PM.

2. Consideration and action on appointing a candidate to the City Council Place 2

vacancy for an unexpired term ending in May 2027.

Council Member Jeff Perry made a motion to appoint Candace Stone to Place 2 of the City Council. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed.

Mayor Rich administered the oath of office to Candace Stone.

Community Announcements:

3. **Mayor Rich announced upcoming events in the city and swore in firefighters Ryan Phillips, Nathan Rigdon, Bryan Mackey, and Hayes Mackey.**

Vivian Omoke and Sesan Alade spoke regarding the American Chambers for Business of Aubrey.

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:

4. Approve minutes of the May 28, 2026 and June 13, 2026 meetings.
5. Award a bid for the Reflection Park construction project to A&C Construction, Inc. in an amount not to exceed \$110,500.000 and authorize the City Manager to execute the necessary documents.
6. Ratify approval and execution of the Development Agreement with MM Covey Creek 165, LLC.
7. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.
8. Consider and take action on a change order from Mayim Municipal Builders, LLC in the amount of \$211,437.63 for the Rockhill Pump Station and authorize the City Manager to execute necessary documents.
9. Accept the resignation of Amy Kramer from the Parks and Recreation Board.
10. Authorize the Mayor to execute the Assignment and Assumption of Development Agreement and City Acknowledgment for the Palomino Subdivision, assigning the Development Agreement from Jen Holdco 24 LLC to Lennar Homes of Texas Land and Construction, Ltd.
11. Award a bid to DDM Construction Corp. for the Downtown Parking and Drainage Improvements, Phase 1 and Phase 2 Project for an amount not to exceed \$1,679,798.10 and authorize the City Manager to execute necessary documents.

12. Approval of the First Amendment to the First Amended and Restated Development Agreement between the City and Lennar Homes of Texas Land and Construction, Ltd. for the Palomino Development; and authorizing the Mayor to execute necessary documents.
13. Final acceptance of Palomino Public Improvements and authorize staff to file the final plat.

Council Member Jeff Perry made a motion to approve the consent items with an amendment to the minutes on item number 4. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

Recess into Tax Increment Reinvestment Zone No 3 Board Meeting

Council Member Jeff Perry made a motion to recess into Tax Increment Reinvestment Zone No 3 Board meeting at 7:28 PM. Council Member Chuck Fikes 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).

Jennifer Sloan, with MuniCap, provided information.

Council Member Jeff Perry made a motion to recommend approval of the Second Amended Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number 3. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

City Council reconvened into Regular Session at 7:31 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) (Municap)

Council Member Jeff Perry made a motion to approve the ordinance approving the Final Project and Financing Plan. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

16. Consideration and action on Resolution No 1051-26 approving an agreement for the construction and funding of authorized improvements and reimbursement of advances relating to the Palomino Public Improvement District.

Jennifer Sloan, with MuniCap, provided information.

Council Member Jeff Perry made a motion to approve the Resolution approving an agreement for the construction and funding of authorized improvements and reimbursement of advances relating to the Palomino Public Improvement District. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

17. Consideration and action 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.

Discussion regarding this item was held in executive session under Section 551.071 Consultation with Attorney. No action taken.

18. Hold a public hearing, consider and take action regarding an amendment to 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 approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 7:37 PM and closed at 7:37 PM. No citizens spoke.

Council Member Chuck Fikes made a motion to approve the comprehensive plan amendment application. Council Member Jeff Perry seconded. Motion Passed (3:0). None opposed. Candace Stone abstained. (ORD 965-26)

19. Hold a public hearing, consider, and take action regarding an Ordinance 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 part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 7:38 PM and closed at 7:40 PM. No citizens

spoke.

Council Member Chuck Fikes made a motion to approve the rezoning. City Council Member Mike Browning seconded. Motion Passed (3:0). None opposed. Council Member Candace Stone abstained. (ORD 966-26)

20. Hold a public hearing, consider and take action regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 7:41 PM and closed at 7:43 PM. No citizens spoke.

Council Member Jeff Perry made a motion to approve the Garland Wilson Addition replat. Council Member Chuck Fikes seconded. Motion Passed (3:0). None opposed. Council Member Candace Stone abstained.

Conditions:

- 1. EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS: That Civil Engineering Plans are approved prior to filing with Denton County, addressing Engineering comments regarding paving, pre-development drainage area map, post-development drainage area map, detention pond calculations, and sanitary sewer profiles.**
 - 2. EXHIBIT 10A, ARTICLE 3, SECTION 4 – EASEMENTS: That the plat is revised to include an off-site drainage easement from adjacent property owner for the Highmeadow Drive proposed storm pipe and outfall, and that appropriate size of the proposed detention pond drainage easement is shown on the plat.**
21. Consider and take appropriate action on a Site Plan for the Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and the Owner's request for variances from the landscape buffering requirements along Betty Lane and to the masonry requirements required by the Nonresidential Design Standards. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

Council Member Jeff Perry made a motion to approve the variance request and the site plan. Council Member Chuck Fikes seconded. Motion Passed (3:0).

Conditions:

- 1. The Civil Construction/Engineering Plans are approved by the City Engineer.**
- 2. Variances for building material requirements be approved.**
- 3. The Building Elevation Plans are approved by the City Planner.**
- 4. The Replat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, is filed with Denton County.**

None opposed. Council Member Candace Stone abstained.

22. Hold a public hearing, consider and take action on Ordinance No. 961-26, amending Chapter 17, "Sign Regulations" of the Code of Ordinances of the City of Aubrey, Texas, to allow blade signs as a permanent sign within downtown area, allow feather flags as a temporary sign within all zoning districts and the ETJ, allow for electronic message boards in the downtown area in a limited manner for the City of Aubrey, and adopt housekeeping amendments to update references to former Section 27 of the Zoning Ordinance which was repealed; 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 7:48 PM and closed at 7:57 PM. Joel Carbajal asked about feather flags needing a permit for each event.

Council Member Jeff Perry made a motion to approve the amendment to Chapter 17 – Sign Regulations. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

23. Consideration and action on Ordinance No. 959-26, amending Chapter 1 "General Provisions", Article 1.10 "Parks and Recreation", Section 1.10.073, "Prohibitions and Standards of Conduct" to prohibit electric bicycles in certain areas, and adopting an amendment to Article 12.03, "Operation of Vehicles" of Chapter 12, "Traffic and Vehicles" to adopt a new Division 3, regulating "Electric Bicycles"; providing a penalty for violation; and providing an effective date.

Police Chief Richard Brooks provided information.

Council Member Jeff Perry made a motion to approve the ordinance. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

24. Consideration and action on Ordinance No. 956-26 amending Article 1.10, "Parks and Recreation" of Chapter 1, "General Provisions" of the Code of Ordinances to rename Division 2, as "Parks and Recreation and Keep Aubrey Beautiful" to establish the Park Board as the Keep Aubrey Beautiful Board, by amending Section 1.10.031, "Park Board/Keep Aubrey Beautiful" and adopting a new Section 1.10.033 "Duties" to identify duties of the Park Board/Keep Aubrey Beautiful Board; and providing an effective date.

Assistant City Manager Leanne Wilson provided information.

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

25. Consideration and action on Ordinance No. 964-26 amending Article 13.06, "Grease Traps/Interceptors, Grit Interceptors and Oil/Water Separators" of Chapter 13, "Utilities" of the Code of Ordinances, to adopt amendments to Section 13.06.001, "Applicability and General Requirements", Section 13.06.002, "Definitions", and adopting new Sections 13.06.004 through 13.06.010, imposing additional regulations and providing additional enforcement measures; providing a penalty for violation; and providing an effective date.

Assistant City Manager Leanne Wilson provided information.

Council Member Chuck Fikes made a motion to approve the ordinance. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

26. Consider and take action on Ordinance No. 963-26 amending Chapter 6, "Health and Sanitation", Article 6.03 "Food Establishments and Farmers' Markets" and Article 6.06 "Mobile Food Vendors" of the Code of Ordinances governing the permitting and regulation of mobile food vendors, and amending Appendix A, Article A4.000, Section A4.001 "Business Fees" to adopt and amend applicable fees; providing a penalty for violation, and providing an effective date.

Assistant City Manager Leanne Wilson provided information.

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

27. Consideration and action on a Resolution appointing a member to the Denco 9-1-1 Board of Managers.

Fire Chief Eric Schlotter provided information.

Council Member Jeff Perry made a motion to the resolution casting a vote for Jim Carter to serve on the DENCO Area 911 Board of Managers. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

28. Consideration and action on appointment/reappointment of a member and/or alternate member to the Regional Transportation Council for a two-year term beginning July 2026.

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to reappoint Jill Jester as a member. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

29. Consideration and action on approval of the authorized personnel list to support the City's continued growth and operational demands:

City Manager Charles Kreidler provided information.

Council Member Jeff Perry made a motion to the additions to the Authorized Personnel List. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

Discussion on Department Reports and Updates:

30. Administration:
 - City Manager
 - Finance: May 2026 Financials
 - Court: May 2026 Monthly Report
 - Human Resources
 - MDD: MDD Director Christine Gossett provided an update from staff on the 204-208 S. Main Building Project
31. Public Safety:
 - Police Department: May 2026 Monthly Report
 - Fire Department: May 2026 Monthly Report
 - Code Enforcement: May 2026 Monthly Report
32. Operations:
 - Public Works: May 2026 Activity Report
 - Parks & Recreation - Assistant Public Works Director Kurt Karnowski provided updates on the CMAR for the Sports Complex: all have been reviewed, checking references now, and will schedule site visits. 60% plans are due from the engineers in the next few weeks.
 - Library: May 2026 Monthly Report
 - Development Services: May 2026 Activity 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:

33. **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.
 - Contract Services — Fire Department and Police Department
34. **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

35. **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 Tract Development
- Coffey Road and Bonar Development (Crossvine)
- Nash 160 Development
- The Vibe & Elite Developments
- Hwy 377 & Friendship Commercial
- 7118 FM 2931 Commercial Development
- Project Cherry Wood

Motion to Recess into Executive Session.

Council Member Jeff Perry made a motion to recess into Executive Session at 8:22 PM and item 17 in consultation with attorney. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

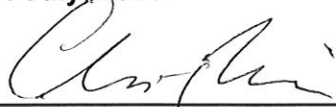
City Council reconvened into open session at 9:41 PM.

36. 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.

No action taken at the request of the developer.

The meeting was adjourned at 9:43 PM

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 23rd day of July, 2026.



Chris Rich, Mayor

ATTEST:



Jenny Hicks, City Secretary

