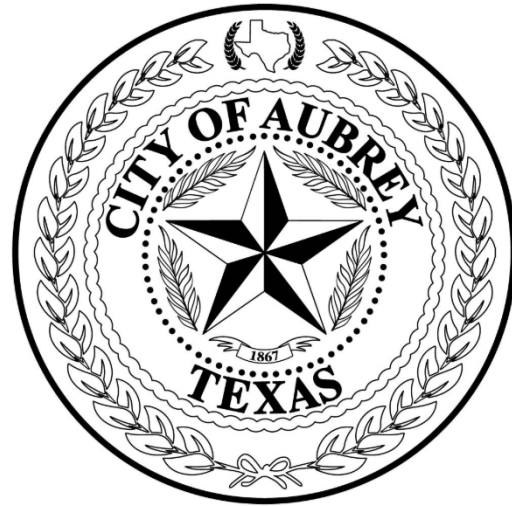


City Council Special Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 4, 2026
6:30 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.

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.

New Business: New items requested for consideration.

1. Discussion regarding the proposed 2026 Tax Rate and action on a Resolution to set a public hearing date for August 27, 2026, and scheduling a vote on the tax rate for August 27, 2026. An action taken on this item at this meeting will not adopt a tax rate.

-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.



**City Council Special Meeting
Staff Report
August 4, 2026**

Agenda Item

Discussion regarding the proposed 2026 Tax Rate and action on a Resolution to set a public hearing date for August 27, 2026, and scheduling a vote on the tax rate for August 27, 2026. An action taken on this item at this meeting will not adopt a tax rate.

Staff Contact

Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary

The City has received the certified property appraisal total from the Denton Central Appraisal District. The total certified estimated value is \$1,190,619,543. This certified value is approximately 2% higher than the prior year's certified appraisal total of \$1,170,298,408.

Financial Summary

See summary section.

Staff Recommended Action

Approve

Staff Recommended Motion

I move to [approve/deny/table] the Resolution and propose the 2026 Tax Rate as \$0.xx and set a public hearing date and vote on the proposed tax rate for August 27, 2026, at 6:00 p.m. at the Aubrey City Council Chambers, 226 Countryside Drive.

RESOLUTION NO. 1056-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, APPROVING THE 2026 CERTIFIED PROPERTY TAX VALUES FOR THE CITY OF AUBREY; DESIGNATING AN OFFICER TO SUBMIT THE NO NEW REVENUE AND VOTER APPROVAL RATES TO THE CITY COUNCIL, THE SAME OFFICER BEING AUTHORIZED TO ALSO CERTIFY THE RATES WITH THE COMPTROLLER PRIOR TO PRESENTATION TO COUNCIL; AUTHORIZING THE OFFICER TO SUBMIT THE CERTIFIED PROPERTY TAX RATES TO THE TAX ASSESSOR COLLECTOR; SETTING A PUBLIC HEARING ON THE PROPOSED PROPERTY TAX RATE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas ("City") is a Home Rule municipality, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, in compliance with Chapter 26 of the Texas Tax Code, as amended, the City Council hereby approves this Resolution regarding the City's 2026 proposed property tax rate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:

SECTION 1. That the above and foregoing premises are hereby incorporated as if set forth fully herein.

SECTION 2. That the City Council hereby approves the 2026 Certified Property Tax Values for the City of Aubrey, Texas as submitted by the Denton County Appraisal District, attached hereto and incorporated herein as Exhibit A.

SECTION 3. That the City Council hereby appoints the City Manager, or his designee, to calculate the 2026 City of Aubrey no new revenue and voter approval tax rates, to certify such tax rates with the Comptroller, to present the certified tax rates to the City Council, and to present the certified tax rates to the Tax Assessor Collector.

SECTION 4. The City Council hereby directs the City Manager, or his designee, to provide notice of a public hearing on the proposed 2026 property tax rate of \$_____ on August 27, 2026, in accordance with Chapter 26 of the Texas Tax Code, as amended.

SECTION 5. That this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 4th day of August, 2026.

AYES _____ NAYS _____ ABSTAINED _____

Council Member:	For:	Against:
Jeff Perry	_____	_____
Candace Stone	_____	_____
Mike Browning	_____	_____
Randy Jones	_____	_____
Chuck Fikes	_____	_____

**CHRIS RICH
MAYOR**

ATTEST:

**JENNY HICKS
CITY SECRETARY**

Exhibit A

2026 Certified Property Tax Values

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (4,550)	(Count) (48)	(Count) (4,598)
Land HS Value	319,067,762	4,037,650	323,105,412
Land NHS Value	146,418,132	516,161	146,934,293
Land Ag Market Value	23,810,054	0	23,810,054
Land Timber Market Value	0	0	0
Total Land Value	489,295,948	4,553,811	493,849,759
Improvement HS Value	818,206,894	11,249,619	829,456,513
Improvement NHS Value	202,774,724	0	202,774,724
Total Improvement	1,020,981,618	11,249,619	1,032,231,237
Market Value	1,510,277,566	15,803,430	1,526,080,996
BUSINESS PERSONAL PROPERTY	(274)	(0)	(274)
Market Value	56,124,379	0	56,124,379
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (4,824)	(Total Count) (48)	(Total Count) (4,872)
TOTAL MARKET	1,566,401,945	15,803,430	1,582,205,375
Ag Productivity	11,785	0	11,785
Ag Loss (-)	23,798,269	0	23,798,269
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,542,603,676	15,803,430	1,558,407,106
	99.0%	1.0%	100.0%
HS CAP Limitation Value (-)	2,723,524	33,599	2,757,123
CB CAP Limitation Value (-)	2,494,720	322,037	2,816,757
NET APPRAISED VALUE	1,537,385,432	15,447,794	1,552,833,226
Total Exemption Amount	258,252,881	125,000	258,377,881
NET TAXABLE	1,279,132,551	15,322,794	1,294,455,345
TAX LIMIT/FREEZE ADJUSTMENT	103,250,381	585,421	103,835,802
LIMIT ADJ TAXABLE (I&S)	1,175,882,170	14,737,373	1,190,619,543
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,175,882,170	14,737,373	1,190,619,543

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
\$5,774,728.11 = 1,190,619,543 * (0.450000 / 100) + \$416,940.17

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
DP	5,016,726	4,776,726	19,174.12	19,563.59	16
OV65	102,196,312	95,102,918	383,553.85	394,794.6	350
OV65S	3,956,063	3,370,737	11,881.59	11,881.59	17
Total	111,169,101	103,250,381	414,609.56	426,239.78	383
Tax Rate: 0.450000					

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
DP	244,676	229,676	823	823	1
OV65	370,745	355,745	1,507.61	1,507.61	1
Total	615,421	585,421	2,330.61	2,330.61	2
Tax Rate: 0.450000					

TOTAL

Limitation	Net Appr	Taxable	Act Tax	Ceiling	Count
DP	5,261,402	5,006,402	19,997.12	20,386.59	17
OV65	102,567,057	95,458,663	385,061.46	396,302.21	351
OV65S	3,956,063	3,370,737	11,881.59	11,881.59	17
Total	111,784,522	103,835,802	416,940.17	428,570.39	385
Tax Rate: 0.450000					