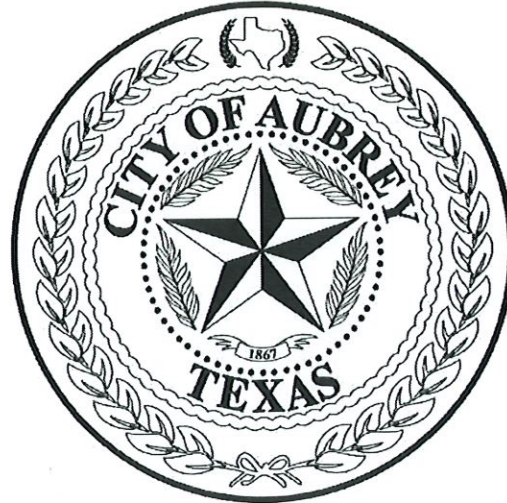


City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 23, 2026
6:00 PM



The meeting was called to order at 6:01 PM.

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

Absent: Randy Jones

Staff Present: City Attorney Patricia Adams, 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, 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 August 1st will be our Main Street Motor Fest from 9 AM until 2 PM in Historic Downtown Aubrey**
 - **City Manager Charles Kreidler reminded city council of the July 28th Special meeting**
 - **Council Member Jeff Perry thanked the city staff and community for the prayers and flowers on his father's passing.**
 - **A swearing-in ceremony was held for Sergio Hernandez, Municipal Court Bailiff**

Citizen Input: None

Consent Items:

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.

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

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)

Abdi Yassin, with Municap, provided information.

The Public Hearing opened at 6:25 PM and closed at 6:27 PM. There were no speakers.

City Council Member Mike Browning made a motion to approve the ordinance approving the Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District and levying assessments and providing an effective date. City Council Member Candace Stone seconded. Motion Passed (4:0). None opposed.

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)

Abdi Yassin, with Municap, provided information.

City Council Member Mike Browning made a motion to approve Ordinance No 967-26. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

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)

Abdi Yassin, with Municap, provided information.

Council Member Chuck Fikes made a motion to approve Ordinance No 968-26. City Council Member Candace Stone seconded. Motion Passed (4:0). None opposed.

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)

Abdi Yassin, with Municap, provided information.

Council Member Jeff Perry made a motion to approve Ordinance No 969-26. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

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)

Abdi Yassin, with Municap, provided information.

City Council Member Mike Browning made a motion to approve Ordinance No 970-26. Council Member Chuck Fikes seconded. Motion Passed (4:0). None opposed.

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.

Assistant City Manager Leanne Wilson provided information.

The Public Hearing opened at 6:42 PM and closed at 6:43 PM. There were no speakers.

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

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.

Assistant City Manager Leanne Wilson provided information.

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

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.

Tricia Woliver, with Westwood, and Tyler Firebaugh and Kirsten George, with Dean Construction, provided information.

Council Member Chuck Fikes made a motion to authorize the City Manager to negotiate with Dean Construction as construction Manager on a service contract. City Council Member Mike Browning seconded. Motion Passed (4:0). None opposed.

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:

Charles Kreidler discussed the possibility of moving regular meeting in July in 2027 to align with the receipt of the certified totals.

*****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)

City Council Member Mike Browning made a motion to recess into executive session at 6:48 PM. Council Member Jeff Perry seconded. Motion Passed (4:0). None opposed.

City Council reconvened into open session at 10:22 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.

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.

Council Member Chuck Fikes made a motion to approve the Bridleridge Development Agreement. City Council Member Candace Stone seconded. Motion Passed (4:0). None opposed.

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)

Council Member Jeff Perry made a motion to take no action. City Council Member Candace Stone seconded. Motion Passed (4:0). None opposed.

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.

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

The meeting was adjourned at 10:26 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 27th day of August, 2026.


Chris Rich, Mayor

ATTEST:


Jenny Hicks, City Secretary

