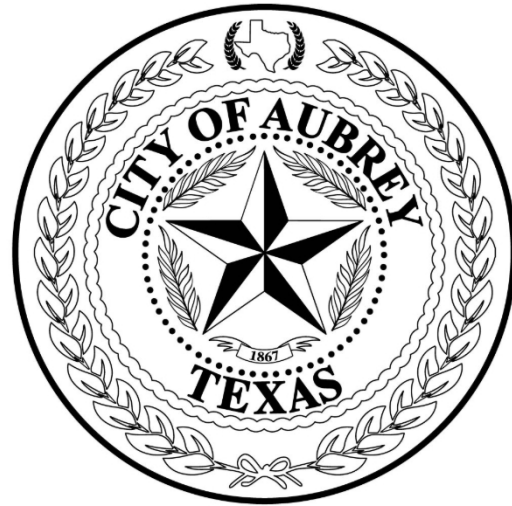


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
September 24, 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.

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:

1. Consideration and action on the minutes of the August 27, 2026 meeting.
2. Consideration and action on accepting the resignation of Jessica Hill from the Aubrey Area Library Advisory Board.
3. Consideration and action on accepting the resignation of Courtney Kelly from the Parks and Recreation Board.
4. Consideration and action on Resolution No. 1065-26 authorizing the City's Fleet Manager to act as an authorized representative of the City for purposes of titling, registering, transferring, and administering the city-owned vehicles and equipment.
5. Consideration and action on Resolution No. 1062-26 appointing Art Maldonado as Presiding Municipal Judge of the Aubrey Municipal Court for a two year term.
6. Consideration and action on Resolution No. 1063-26 appointing Brian Holman as Associate Judge of the Aubrey Municipal Court for a two year term.
7. Consideration and action on Ordinance No. 983-26 designating an official newspaper for the City of Aubrey.
8. Consideration and action on Resolution No. 1061-26 ratifying an expenditure of \$26,020.00 paid to THI Water Well, for the emergency repair of the 428 well.
9. Consideration and action on Final Acceptance of the F.M. 428 18-Inch Parallel Force Main Project and authorize the final payment to Pittard Construction Company, Inc in the amount of \$159,953.35.
10. Consideration and action on an agreement between the City and Mansfield Oil for the construction and installation of two City fuel depots for an amount not to exceed \$498,725, and authorize the City Manager to execute necessary documents.
11. Consideration and action on awarding a bid and approving a contract for the Veterans Memorial Park - Parking Lot Landscaping & Hardscaping Project to North Rock Construction & Associates, LLC for an amount not to exceed \$254,054.66 and authorizing the City Manager to execute necessary documents.

12. Consideration and action on Resolution No. 1066-26, approving expenditures of the Aubrey Municipal Development District's Targeted Improvement Grant Projects for FY 2026-27.
13. Consideration and action on Final Acceptance of the W3.1 16-inch Water Line and authorize the final payment to Canary Construction, Inc in the amount of \$43,125.20.

New Business: New items requested for consideration.

14. Presentation from Hilltop Securities Inc. regarding proposed Plan of Finance relating to City of Aubrey, Texas, Special Assessment Revenue Bonds, Series 2026 (Palomino Public Improvement District), discuss and provide input and direction to City staff and consultants regarding the Plan of Finance.
15. Conduct a Public Hearing, Consider and take action on Resolution No. 1072-26 authorizing and creating the Sherman Ridge Public Improvement District within the city limits, consisting of approximately 23.039 acres of land, as more specifically described therein, located north of West Sherman Drive (FM 428) and west of Linda Street and more commonly identified as the Sherman Ridge Development, pursuant to Chapter 372 of the Texas Local Government Code. (Sherman Ridge)
16. Conduct a Public Hearing, Consider and take action on Ordinance No. 988-26 creating Tax Increment Investment Zone No. 5, City of Aubrey, Texas within the city limits, consisting of approximately 23.039 acres of land, as more specifically described therein, located north of West Sherman Drive (FM 428) and west of Linda Street and more commonly identified as the Sherman Ridge Development, and within the City of Aubrey; authorizing issuance of notice; and providing a preliminary Project Plan and Finance Plan, pursuant to Chapter 311, Texas Tax Code. (Sherman Ridge)
17. Consider and act on Resolution No. 1067-26, accepting a petition requesting annexation by MM Covey Creek 165, LLC and MMM 2025 Family, LP as owners of approximately 237 acres of land, legally described as being situated in the Fredrick H. Pollard Survey, Abstract No. 995, Denton County, Texas, and commonly known as 9882 Coffey Road, Aubrey, Texas, together with the applicable Coffey Road and its associated right-of-way; calling and setting a public hearing on the annexation of all property into the Aubrey City limits; providing for related matters, and providing an effective date. (Covey Creek Development)
18. Consideration and action on Resolution No. 1071-26, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the Covey Creek Public Improvement District within the City of Aubrey, Texas, on an approximate 236.815 acres of land, situated in the Fredrick H. Pollard Survey, Abstract No. 995, Denton County, Texas; setting a date and authorizing the issuance of notice by the City Secretary of Aubrey, Texas for the Public Hearing. (Covey Creek Development)
19. Hold a public hearing, consider, and take action regarding a Final Plat, a Replat of Lots 1R, 2R, & 3R, Block 1, Cedar Hill Estates, being approximately 7.00 acres of

land in the Stephen Cantwell Survey, Abstract No. 314, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, generally located north of Blackjack Road West and east of Grubbs Road. Denton County Property IDs 154144 & 191262 (Cedar Hill Estates).

20. Hold a public hearing, consider and take action regarding a Final Plat, a Replat of Lots 97X-R1, 97X-R2, 97X-R3, & 97X-R4, Block D, Sandbrock Ranch, Phase 16, being approximately 13.389 acres out of the William Lumpkin Survey, Abstract No. 730, generally located south of Sandbrock Parkway and west of FM 1385, within the City of Aubrey Extraterritorial Jurisdiction (ETJ), Municipal Utility District No. 6., Denton County, Texas. DCAD Property ID 1096859 (Sandbrock Ranch Phase 16)
21. Consider and take action regarding a Final Plat of High Country, Phase 10, being approximately 32.121 acres to create 136 residential lots, 4 open space lots, 1 general retail lot, and Right-of-Way (ROW) dedication for McNatt Road and Frontier Parkway, situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, generally located west of the intersection of McNatt Road and Frontier parkway. Denton County Property IDs 52364 & 1059776. (High Country)
22. Consideration and action on Resolution No. 1068-26, accepting a petition requesting voluntary annexation by Belew Cemetery as owner of approximately 25.701 acres of land, commonly identified as 9500 Belew Road, Aubrey, Texas, initiating the simultaneous annexation of approximately 0.119 acres comprising portions of right of way of Massey Road and Belew Road, and approximately 30.13 acres comprising a portion of railroad right -of way; the annexation area collectively containing an approximate 55.95 acres; calling and setting a public hearing on the annexation of all property into the Aubrey City limits; providing for related matters, and providing an effective date.
23. Consider and act on Resolution No. 1069-26, accepting a petition requesting annexation by ARCK Developers, LLC as owner of approximately 53.606 acres of land, more or less, situated in the J. Bridges Survey, Abstract No. 36, Denton County, Texas, located at 6411 Knuckles Road; calling and setting a public hearing on the annexation of the property into the Aubrey City limits; providing for related matters, and providing an effective date. (Knuckles Road)
24. Consideration and action regarding Ordinance No. 985-26 amending the Fiscal Year 2025-2026 budget.**

****Taxpayer Impact Statement**

Property Tax Due on Median Valued Homestead

2025 Rate vs 2026 Adopted Rate vs 2026 No New Revenue Rate

	Rate per \$100 of Value	Median Valued Homestead Property	Tax Due
2025 Adopted Rate	0.450000	\$339,000	\$1,526

2026 Proposed Rate	0.450000	\$310,080	\$1,395
2026 No New Revenue Rate	0.470171	\$310,080	\$1,458

25. Consideration and action on authorizing 2025 Certificate of Obligation Bond money for the purchase of an armored rescue vehicle, and essential equipment not to exceed the authorized \$500,000.00 amount indicated in the CO Bond List of Projects and authorizing the City Manager to execute any documents related to these purchases. The expenditure for this request is \$353,985.28.
26. Consideration and action on Ordinance No. 984-26 repealing Article 8.05 "Weapons" of Chapter 8 "Offenses and Nuisances" and adopting a new Article 8.05, "Weapons" regulating the discharge of firearms within the City; providing a penalty for violation; and providing an effective date.
27. Consideration and action on casting a vote for a candidate for the Texas Municipal League Intergovernmental Risk Pool Board of Trustees.
28. Consideration and action on Resolution No. 1064-26, supporting the Denton County Outer Loop Project in Denton County.
29. Consideration and action on Ordinance No.986-26 authorizing the use of the name "Gee Parkway" as a permitted roadway designation along the corporate limits of FM 1385; and providing an effective date.
30. Consideration and action on Ordinance No.987-26 authorizing the use of the name "Heritage Ranch Parkway" as a permitted roadway designation along the corporate limits of FM 2931; and providing an effective date.
31. Consider and take action on Resolution No. 1070-26 approving amendments to City of Aubrey's Human Resources Policies & Procedures Manual revisions; and providing an effective date.
32. Consideration and action on reappointing members to the Aubrey Area Library Advisory Board.
33. Consideration and action on re-appointing member(s) to the Aubrey Municipal Development District Board.
34. Consideration and action on reappointing members to the Capital Improvement Project and Impact Fee Advisory Board.

Discussion on Department Reports and Updates :

35. Administration:
 - City Manager
 - Finance: Monthly Financials

- Court: Monthly Report
- Human Resources
- MDD: Monthly Report

36. Public Safety:

- Police Department: August 2026 Monthly Report
- Fire Department: August 2026 Monthly Report
- Code Compliance: August 2026 Monthly Report

37. Operations:

- Public Works: August 2026 Report
- Parks & Recreation Updates
- Library: August 2026 Report
- Development Services: August 2026 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:

38. **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 KMD Property Investments, LLC*, et al., Cause No PR-2026-00095-A, Denton County, Texas
 - *North Texas Natural Select Materials, LLC. v. City of Aubrey, et al*, Cause No. 26-8613-431 (Denton County - 431st Judicial District)
 - *Virginia Louise Holliger, David Allen Holliger v. City of Aubrey, City of Aubrey Fire Department, et al.*, Cause No 26-9401-431 (Denton County - 431st Judicial Court)
 - Aubrey Heights
 - Zoning Regulations
 - High Intensity Land Usage
 - Coffey Road Developments
 - Blue Fern Development (Crossvine)
 - FM 1385
 - TML Legislative Agenda
39. **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

40. **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
 - Coffey Road and Bonar Development (Crossvine)
 - Sports Complex
 - Pretium Plaza
 - Nash 160
 - Rex Redfearn Development
 - Bridalridge

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.

41. 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)

-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.

