

CITY COUNCIL MEETING

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
July 27, 2023
6:00 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, Parks & Recreation Board, and Home Rule Charter Commission - even though a quorum of the member of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Public Participation

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

Join the Zoom Meeting by clicking on the following link:

<https://us06web.zoom.us/j/82157031021?pwd=djBmUUZNSmJSTjFFTWZMWndLRlNqdz09>

Meeting ID: 821 5703 1021 Password: 07272023

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

Call to Order - Determine if a Quorum is Present:

Mayor - Chris Rich
Council Place 1 - Jeff Perry (Mayor Pro Tem)
Council Place 2 - Matt Jones
Council Place 3 - Erin Allen
Council Place 4 - Randy Jones
Council Place 5 - Chuck Fikes (Deputy Mayor Pro Tem)

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.

- **Police Department Swearing-In and Recognition**
- **Fire Department Awards**

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 or 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 Mayor or 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 Members or staff. Consideration and action on the following:

1. Minutes of the following City Council Meeting(s):
 - a. June 22, 2023 ([Document](#))
 - b. July 12, 2023 ([Document](#))
2. Staff Reports ([Document](#))
3. Monthly Financial Report ([Document](#))
4. Quarterly Investment ([Document](#))
5. Approve Amendment No. 1 to the Professional Services Agreement with Mead and Hunt, Inc. for the Wastewater Treatment Plant updates in an amount of \$148,074 for a total project amount not to exceed \$2,855,164 and authorize the mayor, or his designee, to execute the same. ([Document](#))
6. Approve Change Order No. 2 to WillCo Underground, LLC for the 24-Inch Sanitary Sewer Line Project in the amount of \$19,016 and authorize the mayor, or his designee, to execute the same. ([Document](#))
7. Approve a Professional Services Agreement with Whitehead E. S., LLC for the reporting and removal of an underground tank at 301 S Main in an amount not to exceed \$30,000 and authorize the mayor, or his designee, to execute the same. ([Document](#))
8. Approve easement acquisitions at 607 S Magnolia, 407 Springhill, and 409 Springhill for the Springhill Water Main Improvement Project. ([Document](#))

New Business: New items previously requested by Council Members, City Staff, or Citizens for consideration by the City Council.

9. Consideration and action on a Revised Preliminary and Final Plat of High Country Phase 3, being 35.810 acres situated in the James Bridges Jr. Survey, Abstract no. 1243, Denton County, Texas located south and east of Ike Byron Rd; west of FM 2931 and the Weir Brother’s’ Pit, north of Silverado development and Frontier Parkway in the Aubrey Extraterritorial Jurisdiction. *LaShondra Stringfellow* ([Document](#))
10. Consideration and action on approving Chapter 43 Texas Local Government Code Municipal Services Agreement between Ganesh V. Ramachandrupa and Naga Srivalli Paramathmuni and the City of Aubrey for provision of services to be offered effective on the date of annexation and authorizing the Mayor to execute same.
11. Hold public hearing, consider and act on an Ordinance annexing a 12.381-acre tract of land situated in the F. Trevino Survey, Abstract No. 1243, generally located on the north side of Spring Hill Road, west of the northern terminus of McNatt Road with the approximate address being 1657 Spring Hill Road. *LaShondra Stringfellow* ([Document](#))

Open Public Hearing: _____ **Close Public Hearing:** _____

12. Hold public hearing, consider and act on an Ordinance changing the zoning from unzoned to Planned Development District for agriculture, single-family residential and banquet hall (“PD-793-23”) uses on a 12.381-acre tract of land situated in the F. Trevino Survey, Abstract No. 1243, generally located on the north side of Spring Hill Road, west of the northern terminus of McNatt Road with the approximate address being 1657 Spring Hill Road. *LaShondra Stringfellow* ([Document](#))
Open Public Hearing: _____ **Close Public Hearing:** _____
13. Consideration and action on a Development Agreement with Ganesh V. Ramachandrupa & Naga Srivalli Paramathmuni for 1657 Springhill Rd venue. *LaShondra Stringfellow* ([Document](#))
14. Consideration and action on an Ordinance regarding the 2023-2024 annual service plan update to the Service and Assessment Plan for the Winn Ridge South Public Improvement District and providing an effective date. *Josh Arendt, Municipal* ([Document](#))
15. Consideration and action on an Ordinance regarding the 2023-2024 annual service plan update to the Service and Assessment Plan for the Jackson Ridge Public Improvement District and providing an effective date. *Josh Arendt, Municipal* ([Document](#))
16. Consideration and action on a Resolution approving a Reimbursement Agreement between the City of Aubrey and Aubrey 81 West, LP for the Public Improvement District No. 2. (Keeneland Development) *Julie Partain* ([Document](#))
17. Consideration and action on a Resolution determining costs of authorized improvements, calling a public hearing on the levy of assessments, approving a Preliminary Service and Assessment Plan and proposed assessment rolls; and directing publication and mailing of notice of public hearing for the Aubrey Public Improvement District No. 2. (Keeneland Development) *Josh Arendt, Municipal* ([Document](#))
18. Hold first public hearing for the proposed annexation of ±1.17 acres, over and across US Highway 377 (an existing 120-foot right-of-way), legally described as being in the F. Travino Survey, Abstract No. 1243, Denton County, Texas, and the J. Pearson Survey, Abstract No. 1048, Denton County, Texas. (Highway 377 at Concho) *Charles Kreidler* ([Document](#))
Open Public Hearing: _____ **Close Public Hearing:** _____

Department Updates and Council Discussion:

Administration & Finance:

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Library:

- None

Fire Department:

- Severe Weather Sirens and Weather Radios

Police Department:

- Denton ISD Update
- Interjurisdictional Pursuit Agreement
- Winn Ridge Speed Limit

Public Works:

- Street Project Update
- Faulkner Well

Human Resources:

- HR Manager Hiring Status

Municipal Development:

- Building Demolition Update

Future Agenda Requests: Council 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:

- a) **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:
 - Faulkner Well
 - Interlocal Agreements with the Denton County Fresh Water Supply Districts

- b) **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.
 - Land acquisition – Project 38
 - Land acquisition - Downtown
 - FM 428 Tract

Motion to adjourn into Executive Session. Time: _____

Reconvene into Open Session: Time: _____ 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.

Workshop Items

19. Discuss City finances, tax rate, budget, initiatives, operations, projects, and strategic plans not limited to, but including:
 - a) Direction regarding tax rate
 - b) Employee compensation and benefits
 - c) FY 23-24 Projects
 - d) City departments and services - revenues and expenditures
 - e) Water and Wastewater Rates
 - f) Fund Balance
 - g) Debt

-ADJOURN-

I, Jenny Huckabee, 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 South Main St, Aubrey, Texas on the _____ day of _____, 2023.

(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. Requests for accommodation 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.

*Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. A quorum of the City Council 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 as provided above.