

# AUBREY, TEXAS

City Council Meeting Minutes  
Aubrey City Hall  
107 S. Main St  
Aubrey, TX 76227  
May 25, 2023  
6:00 PM



**The meeting was called to order at 6:00 p.m.**

**Present:** Mayor - Chris Rich  
Council Place 1 - Jeff Perry  
Council Place 3 - Erin Allen  
Council Place 4 – Randy Jones  
Council Place 5 - Chuck Fikes

**Absent:** Council Place 2 - Matt Jones

**Staff Present:** City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Huckabee, Assistant City Secretary Christy Sayer, Finance Director Mike English, Director of Public Works and Development Services Leanne Wilson, Fire Chief Eric Schlotter, Police Chief Richard Brooks, Lieutenant Jeremy Johnson, Human Resources Manager AJ Rodriguez, MDD Director Christine Gossett

**Invocation & Pledge of Allegiance:** Father Jason Allen, St. Thomas Aquinas

### **Community Announcements:**

- Charles Kreidler announced the Outer Loop Public Meetings online through June 22nd.
- Public Works Week Proclamation
- Recognition and Proclamation to outgoing Council Member Brawner
- Proclamation to Murray family/Mom's on Main
- Presentation of award to Fire and Police Departments on their efforts to collect food for Hope Food Bank

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

1. Minutes of the following City Council Meeting(s):
  - a. April 27, 2023
  - b. May 10, 2023
2. Staff Reports
3. Monthly Financial Report
4. Approve the conveyance of approximately .005 acres of land located at Highway 377, being a portion of a called 0.21 acre tract of land described in a warranty deed to Volunteer Enterprises III, LLC, as recorded in Instrument Number 2006-11582 of the Official Public Records of Denton County, Texas and also being part of Lot 2 of Pointbank Addition, according to the plat recorded in Cabinet V, Page 221 of the Plat

Records of Denton County, Texas to TxDOT for use as right of way and authorize the Mayor to execute appropriate documents to complete the conveyance.

**Council Member Fikes made a motion to approve the consent items. Council Member Perry seconded. Motion carried unanimously.**

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

5. Consideration and action on recommendations from the Planning and Zoning Commission for the following:  
*Cate Ball*
  - a. Consideration and action on a Revised Final Plat of Sandbrock Ranch Phase 11a, being 24.862 acres out of the William Lumpkin Survey, Abstract No. 730, Denton County, Texas located east of the City of Aubrey and Little Elm Creek, west of FM 1385, south of Spring Hill Rd (FM 428) and north of Frontier Parkway in the Aubrey Extraterritorial Jurisdiction.

**Council Member Allen made a motion to approve the Revised Final Plat of Sandbrock Ranch Phase 11a with the following conditions:**

1. **Per Article 2, Section 1.05b, the applicant shall provide a tax certificate from the Denton County Tax Assessor Collector showing that all taxes have been paid prior to recordation of the Final Plat.**
2. **Per Article 11, Appendix B, Final Plat Checklist, the plat is missing required signatures which is a recommended condition prior to the Mayor's signature of plat approval.**

**Council Member Fikes seconded. Motion passed unanimously.**

6. Receive a presentation from Raftilis regarding a Water and Wastewater Rate Study, consider and take any necessary action.

**Chris Williams, with Raftilis, provided information. No action taken.**

7. Presentation by the City's Financial Advisor, Hilltop Securities Inc., regarding an overview of the Keeneland Project's Developer's request to levy assessments and issued Special Revenue Assessment Revenue Bonds per the terms of the Development Agreement.

**Jim Sabonis, with Hilltop Securities, provided information. No action taken.**

8. Consideration and action on the First Amendment to the Development Agreement between the City, Aubrey 54 South LP, Aubrey Plant LP, Aubrey64 North LP and 18 Blackjack LLC, for property located within the ETJ of the City and within the boundaries of the Clear Sky Municipal Utility District; providing the form of a Consent Resolution for City's consent to inclusion of an approximate 6.054 acres within the boundaries of the Clear Sky MUD; and authorizing the Mayor or his designee to execute necessary documents.

**Council Member Allen made a motion to approve the First Amendment to the Development Agreement between the City, Aubrey 54 South LP, Aubrey Plant LP, Aubrey64 North LP and 18 Blackjack LLC, for property located within the ETJ of the City and within the boundaries of the Clear Sky Municipal Utility District; providing the form of a Consent Resolution for City's consent to inclusion of an approximate 6.054 acres within the boundaries of the Clear Sky MUD; and authorizing the Mayor or his designee to execute necessary documents. Council Member Fikes seconded. Motion carried unanimously.**

9. Consideration and action on a Resolution consenting to the annexation of an approximate 6.054 acres into the boundaries of the Clear Sky Municipal Utility District, providing conditions to City's consent; and providing an effective date.

**Council Member Allen made a motion to approve the Resolution consenting to the annexation of an approximate 6.054 acres into the boundaries of the Clear Sky Municipal Utility District, providing**

conditions to City's consent, and providing an effective date. Council Member Fikes seconded. Motion carried unanimously. (Resolution 931-23)

10. Consideration and action on an Ordinance amending Ordinance No 760-22 adopting the Fiscal Year 2022-2023 Budget.

Council Member Fikes made a motion to approve an Ordinance amending Ordinance No 760-22 adopting the Fiscal Year 2022-2023 Budget. Council Member Perry Seconded. Motion carried unanimously. (Ordinance 789-23)

11. Consideration and action on appointing a City Council member as the Parks and Recreation board liaison.

Council Member Perry Made a motion to appoint Randy Jones as the Parks Board liaison. Council Member Allen seconded. Motion carried unanimously.

12. Consideration and action on a Resolution supporting funding for the City's application to TxDOT 2023 Transportation Alternatives Set-Aside (TA) Call for Projects. *Leanne Wilson*

Council Member Perry made a motion to approve Resolution supporting funding for the City's application to TxDOT 2023 Transportation Alternatives Set-Aside (TA) Call for Projects. Council Member Fikes seconded. Motion carried unanimously. (Resolution 930-23)

#### Department Updates and Council Discussion:

##### Administration & Finance:

- City Hall renovations
- Budget Update
- Legislative Update
- City Events

##### Library:

- None

##### Fire Department:

- Update on Generator Installation

##### Police Department:

- Winn Ridge Speed Limit

##### Public Works:

- None

##### Human Resources:

- Open positions

**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.

None

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#### \*\*\*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:
  - Gifts/Donations

- Jackson Ridge PID Refunding
  - Personal Property Foreclosures
  -
- 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

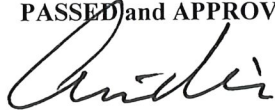
**Council Member Perry made a motion to adjourn into Executive Session at 7:30 p.m. Council Member Fikes seconded. Motion carried unanimously.**

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**Reconvened into Open Session at 8:32 p.m.** 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.

**The meeting was adjourned at 8:32 p.m.**

**PASSED and APPROVED** by the City Council of the City of Aubrey, Texas this 22nd day of June, 2023.



Chris Rich, Mayor



ATTEST:



Jenny Huckabee, City Secretary