

# CITY COUNCIL MEETING MINUTES

Aubrey City Hall  
107 S. Main St  
Aubrey, TX 76227  
July 27, 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 2 - Matt Jones  
Council Place 3 - Erin Allen  
Council Place 4 – Randy Jones  
Council Place 5 - Chuck Fikes

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

**Invocation & Pledge of Allegiance:** Eli Fullen, New Hope Baptist Church

**Community Announcements:**

- Police Department Swearing-In of Officer Jada Davis and Recognition of Reserve Officer David Eppler
- Fire Department Awards – Life Saving Award presented to Ryan Chalk, Collin Gould, Chase McClurg, Davis and Chase Martin
- Chief Schlotter announced receipt of an award from the American Heart Association’s Silver Award for the Aubrey FD.
- Charles Kreidler spoke about the upcoming Peanut Festival on the first Saturday in October.

**Citizen Input:**

- Susan Hargrove, 6489 McNatt Rd, spoke about concerns of another venue on Springhill Rd.
- Lee Swain, 10259 Winterhaven Ln, announced new company Atlas Municipal Services, a building inspection service.

**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
  - b. July 12, 2023
2. Staff Reports
3. Monthly Financial Report
4. Quarterly Investment

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.
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.
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.
8. Approve easement acquisitions at 607 S Magnolia, 407 Springhill, and 409 Springhill for the Springhill Water Main Improvement Project.

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

**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*

**Council Member Erin Allen made a motion to approve the 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 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.
3. Per Chapter 10, Article 2, Section 1.05b(8) The applicant needs to provide confirmation from the utility providers that the locations and widths of the proposed utility easements are adequate for the utility (in reference to the UTRWD exclusive easement document.)

**Council Member Jeff Perry seconded. Motion carried unanimously.**

10. Consideration and action on approving Chapter 43 Texas Local Government Code Municipal Services Agreement between Ganesh V. Ramachandrula 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.

**Council Member Jeff Perry made a motion to table the item. Council Member Chuck Fikes seconded. Motion carried 3 to 2 with Council Members Matt Jones and Erin Allen opposed.**

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*

**The Public Hearing was opened at 7:01 p.m. and closed at 7:09 p.m.**

**The following spoke during the public hearing:**

- Viki Dunn, 6131 Indian Paint Rd, spoke of noise and traffic concerns.
- Susan Hargrove, 6489 McNatt Rd, spoke of noise concerns.

**Council Member Jeff Perry made a motion to table the item. Council Member Chuck Fikes seconded. Motion carried 3 to 2 with Council Members Matt Jones and Erin Allen opposed.**

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*

**The Public Hearing was opened at 7:10 p.m. and closed at 7:23 p.m.**

**The following spoke during the public hearing:**

- Ryan Brown, 7175 Rhoads Rd, asked about overnight stays.
- Steve Gee, neighboring property owner, spoke in favor due to city control of potential concerns.

**Council Member Jeff Perry made a motion to table the item. Council Member Chuck Fikes seconded. Motion carried 3 to 2 with Council Members Matt Jones and Erin Allen opposed.**

13. Consideration and action on a Development Agreement with Ganesh V. Ramachandru & Naga Srivalli Paramathmuni for 1657 Springhill Rd venue. *LaShondra Stringfellow*

**Council Member Jeff Perry made a motion to table the item. Council Member Chuck Fikes seconded. Motion carried 3 to 2 with Council Members Matt Jones and Erin Allen opposed.**

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, Municap*

**Council Member Jeff Perry made a motion to approve 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. Council Member Chuck Fikes seconded. Motion carried unanimously. (Ordinance 794-23)**

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, Municap*

**Council Member Jeff Perry made a motion to approve the Ordinance for 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. Council Member Matt Jones seconded. Motion carried unanimously. (Ordinance 795-23)**

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*

**Council Member Jeff Perry made a motion to approve the Resolution approving a Reimbursement Agreement between the City of Aubrey and Aubrey 81 West, LP for the Public Improvement District No. 1 (Keeneland Development). Council Member Randy Jones seconded. Motion carried unanimously. (Resolution 933-23)**

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, Municap*

**Council Member Erin Allen made a motion to approve the 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. 1. (Keeneland Development) Council Member Chuck Fikes seconded. Motion carried unanimously. (Resolution 934-23)**

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*

**The Public Hearing was opened at 6:48 p.m. and closed at 6:49 p.m.  
No action taken.**

**Department Updates and Council Discussion:**

**Administration & Finance:**

- None

**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.

**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:*

- 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
- 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

**Council Member Jeff Perry made a motion to adjourn into Executive Session at 7:36 p.m. Council Member Chuck Fikes seconded. Motion carried unanimously.**

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**Reconvene into Open Session at 9:38 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.

**Council Member Jeff Perry made a motion to direct the City Manager to move forward on Project 38 as directed in executive session. Council Member Chuck Fikes seconded. Motion carried unanimously.**

**Council Member Jeff Perry made a motion to direct the City Manager to move forward on the FM 428 Tract as directed in executive session. Council Member Chuck Fikes seconded. Motion carried unanimously.**

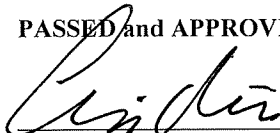
**Workshop Items**

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

**Discussion held. No action taken.**

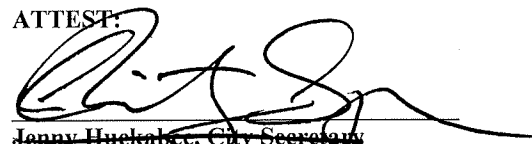
**The meeting was adjourned at 10:41 p.m.**

**PASSED and APPROVED** by the City Council of the City of Aubrey, Texas this 24th day of August, 2023.

  
Chris Rich, Mayor



ATTEST:

  
Jenny Huckabee, City Secretary  
Christy Sayer, Administrative  
Coordinator