



**NOTICE OF  
SPECIAL MEETING OF THE TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
MONDAY, SEPTEMBER 15, 2025, 6:00 PM**

**AGENDA**

**Call to Order**

**Roll Call**

**Pledge of Allegiance to the U.S. And Texas Flags**

**Invocation**

**Proclamations**

1. September 2025 as "United is The Way Month"

**Items of Community Interest**

Pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

**Public Comment**

This item allows the public an opportunity to address the Town Council on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the Town Council cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the Town Council. Comments will be limited to three minutes total for any and all items being presented. Public Comment is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

**Consent Agenda**

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Town Council.

2. August 2025 Council Meeting Minutes
3. August 2025 Financial Statements
4. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving a performance agreement by and between the Hickory Creek Economic Development Corporation, and the Town of Hickory Creek, Texas concerning construction of a recreation center authorized pursuant to Sections 505.152 of the Texas Local Government Code.
5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving and authorizing the execution of the commercial contract - unimproved property, attached hereto as Exhibit "A" any and all documents necessary to acquire the approximately Block 1, Lot 5 of the International House of Pancakes Addition.
6. Consider and act on authorizing the Mayor to execute a construction agreement by and between the Town of Hickory Creek, Texas and Central North Construction, LLC. for IH35E Green Ribbon Project.
7. Consider and act on authorizing the Mayor to execute an independent contractor agreement by and between the Town of Hickory Creek and Freddy Calvert.

#### **Regular Agenda**

8. Conduct a public hearing and discuss, consider and act on ordinance amending its comprehensive zoning ordinance and official zoning map by amending an existing planned development Ordinance No. 2020-08-857 for that certain tract of land legally described as A0915a M.E.P. & P.R.R. TR 15 (pt), 10.22 acres of land located in the 3000 Block of FM 2181; and establishing revised development standards.
9. Consider and act on a site and landscape plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.
10. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek ratifying the property tax revenue increase reflected in the fiscal year 2025-2026 budget.
11. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, accepting the 2025 Certified Tax Roll for the Town of Hickory Creek; approving the 2025 Ad Valorem Tax Rate and levying \$0.211205 on each one hundred dollars of assessed valuation of all taxable property within the corporate limits of the Town for the fiscal year beginning October 1, 2025 and ending September 30, 2026. **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE**; providing for a due date and delinquency date, providing for the collection and use of penalty and interest on delinquent taxes; directing the Tax Assessor/Collector to assess and collect Ad Valorem Property Taxes.
12. Consider and act on authorizing the Mayor to execute an Additional Services Confirmation to the Green Ribbon Agreement, rescinding and replacing the previous ACS approved by the Town Council on July 28, 2025.

13. Receive update from Councilmember Theodore, regarding Hickory Creek's First Stage, the grand opening event for the amphitheater, and discuss the same.
14. Receive update from John Smith, Town Manager, regarding roadway projects and discuss same.

### **Executive Session**

In accordance with Texas Local Government Code, Chapter 551, the Town Council will convene into executive session to discuss the following matters.

### **Section 551.071**

Consultation with attorney on matters 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, or on matters pertaining to pending or contemplated litigation.

15. Town of Hickory Creek, Texas v. Ronald Furtick, Ecclesiastical Equity, LP, and 1500 Turbeville Road, Hickory Creek, Texas, 75065.

### **Reconvene into Open Session**

16. Discussion and possible action regarding matters discussed in executive session.

### **Future Agenda Items**


The purpose of this section is to allow each Council Member the opportunity to propose that an item be added as a business item to any future agenda. Any discussion of, or a decision about, the subject matter shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

### **Adjournment**

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on September 9, 2025 at 11:00 a.m.



Kristi Rogers, Town Secretary  
Town of Hickory Creek