

**REGULAR MEETING OF THE TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
MONDAY, MARCH 24, 2025**

**MINUTES**

**Call to Order**

Mayor Pro Tem Kenney called the meeting to order at 6:00 p.m.

**Roll Call**

The following members were present:

Mayor Pro Tem Paul Kenney  
Councilmember Randy Gibbons  
Councilmember Nick Wohr  
Councilmember Chris Gordon  
Councilmember Ian Theodore

The following member was absent:

Mayor Lynn Clark

Also in attendance:

John M. Smith, Jr., Town Manager  
Ashley Vinson, Court Administrator  
Carey Dunn, Chief of Police  
Trey Sargent, Town Attorney

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

Mayor Pro Tem Kenney led the Pledge of Allegiance to the U.S. and Texas Flags.

**Invocation**

Councilmember Theodore gave the invocation.

**Presentation of Awards**

1. Kaiden Diglia

Mayor Pro Tem Kenney presented a plaque of appreciation to Kaiden Diglia for completing his Eagle Scout project.

2. Jack Mears

Jack Mears was not in attendance.

**Items of Community Interest**

The Annual Appreciation Dinner will be held on March 27, 2025 at 6:00 p.m.

Congratulations to the Lake Dallas High School Varsity Soccer Boys and Girls teams for making the playoffs and winning their first round games.

Coffee with your First Responders will be held on April 5, 2025 from 8:00 a.m. until 10:00 a.m. at Chick-fil-A, 3550 FM 2181, Hickory Creek, Texas, 75065.

### **Public Comment**

Ron Furtick, 1500 Turbeville Road, stated he was here today to talk about economic development and wants to know about the downtown that everyone has forgotten. He doesn't think the citizens have. One third of the citizens put a downtown as number one on their list during the last comprehensive planning session followed by trails and parks. Combining those would create a walkable, urban environment with a central park area and downtown that hits about 75% to 80% of what everyone wants. Every developer he recently has talked with wants to develop his land into single residential lots. Mr. Furtick placed sculptures, all over where the downtown area should be, which are hard to miss, showing how much land is left. The land could be covered with houses in a very short period of time. Two years ago he was told the Town would be built out in about five years and it would be with single family homes, townhomes and multifamily developments which he thinks excludes a huge variety of uses needed including jobs, retail, other than Walmart and high end restaurants. The retail leakage is off the charts and the Town is going the wrong way. He would like to change that and citizens to vote for him.

### **Consent Agenda**

3. February 2025 Council Meeting Minutes
4. February 2025 Financial Statements
5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas hereby authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement between the Town of Hickory Creek and the Denton County Elections Administrator concerning election administration services.
6. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement by and between the Town of Hickory Creek and Paddle EZ, LLC. concerning boat rentals.
7. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor or Town Manager of the Town of Hickory Creek, Texas, to execute an agreement by and between the Town of Hickory Creek and Texas Department of Transportation for highway landscaping improvements.

Motion made by Councilmember Gibbons to approve consent agenda as presented,  
Seconded by Councilmember Wohr.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr,  
Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

**Regular Agenda**

8. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement by and between the Town of Hickory Creek and Halff Associates, Inc. concerning an agreement for professional engineering services for Town Engineering Design Manual and Standards Update.

John Smith, Town Manager, and Kevin Gronwaldt, Halff Engineering, answered questions from the Town Council regarding the Town Engineering Design Manual and Standards Update.

Motion made by Councilmember Gordon to approve a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement by and between the Town of Hickory Creek and Halff Associates, Inc. concerning an agreement for professional engineering services for Town Engineering Design Manual and Standards Update not to exceed \$52,500.00, Seconded by Councilmember Theodore.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

9. Consider and act on a final plat of Lot 1, Block A of Hickory Heights Phase 1-A, 1.934 acres in the M.E.P. & P.R.R. Co. Survey A-915, ETJ Town of Hickory Creek, Denton County, Texas. The property is located at 1180 Sycamore Bend Road.

John Smith, Town Manager, stated the Planning and Zoning Commission denied recommending approval based on recommendation from Halff Associates.

Motion made by Councilmember Theodore to deny the final plat of Lot 1, Block A of Hickory Heights Phase 1-A, 1.934 acres in the M.E.P. & P.R.R. Co. Survey A-915, ETJ Town of Hickory Creek, Denton County, Texas. The property is located at 1180 Sycamore Bend Road pending response to comments by Halff and the Town, Seconded by Councilmember Gibbons.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

10. Discussion concerning transfer of easement located generally at 4 Royal Oaks Blvd. to underlying property owner and consider and act on authorizing the same.

John Smith, Town Manager, and Trey Sargent, Town Attorney, provided information regarding the easement.

Motion made by Mayor Pro Tem Kenney to approve the transfer of easement located generally at 4 Royal Oaks Blvd. to underlying property owner and consider and act on authorizing the same, Seconded by Councilmember Theodore.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

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11. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving amendments to the Town of Hickory Creek Personnel Policy Manual.

John Smith, Town Manager, provided an overview of the amendments to the personnel policy manual and answered questions from the Town Council.

Motion made by Councilmember Gordon to approve a resolution of the Town Council of the Town of Hickory Creek, Texas, approving amendments to the Town of Hickory Creek Personnel Policy Manual, Seconded by Councilmember Wohr.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

12. Consider and act on the 2024 Business of the Year.

Motion made by Councilmember Gibbons to nominate Roma's, Seconded by Councilmember Gordon.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

13. Consider and act on the 2024 Citizen of the Year.

Motion made by Councilmember Theodore to nominate Joe and Sandra Flowers, Seconded by Councilmember Gordon.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

14. Receive update from John Smith, Town Manager, regarding the amphitheater construction and discuss same.

John Smith, Town Manager, updated the Town Council on the amphitheater construction and answered questions.

### **Executive Session**

In accordance with Texas Local Government Code, Chapter 551, the Town Council did not 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. Litigation regarding Sycamore Bend Road construction failure.

### **Reconvene into Open Session**

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

No action taken; the town council did not convene into executive session.

**Future Agenda Items**

The following items were requested: recreation center updates until completed, update on Wings project at Walmart, plans to finish trail, comprehensive plan update and road updates.

**Adjournment**

Motion made by Mayor Pro Tem Kenney to adjourn the meeting, Seconded by Councilmember Gordon.

Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon, Councilmember Theodore. Motion passed unanimously.

The meeting did then stand adjourned at 7:16 p.m.

Approved:

Attest:

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Paul Kenney, Mayor Pro Tem  
Town of Hickory Creek

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John Smith, Town Manager  
Town of Hickory Creek