

**REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, JUNE 22, 2026**

MINUTES

Call to Order

Mayor Clark called the meeting to order at 6:00 p.m.

Roll Call

The following members were present:

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

Also in attendance:

John M. Smith, Jr., Town Manager
Kristi K. Rogers, Town Secretary
Carey Dunn, Chief of Police
Matthew C.G. Boyle, Town Attorney

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

Mayor Clark led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Councilmember Gordon gave the invocation.

Presentation of Awards

1. 2025 Citizen of the Year

Mayor Clark presented the 2025 Citizen of the Year award to Gwen McIntosh.

2. Salvation Army Mayors Red Kettle Challenge

Tiffany Jackson, Major Gifts Manager, Salvation Army, presented Mayor Clark with a certificate of appreciation and an award as winner of the 2025 Denton Area Mayors Red Kettle Challenge.

Proclamations

3. Honoring America's 250th Anniversary

Mayor Clark proclaimed July 4, 2026, as a day of celebration of the 250th Anniversary of the United States of America in the Town of Hickory Creek.

Items of Community Interest

There were no items of community interest.

Public Comment

Ida Greek, 1500 Turbeville Road, stated she moved to the area in 2025 to live with her daughter and son-in-law after the passing of her husband who served in the military and law enforcement. She is living in an RV home and is happy and thankful for her living situation.

Tim Parker, 1500 Turbeville Road, stated he has lived at the property for approximately six years. He shared that he has previously owned homes and property and the likes where he is living. He stated that his mother-in-law, son, and daughter-in-law also live at the property and that he values the relationships he has developed with his neighbors. Residents know one another and maintain close relationships with their neighbors.

Melissa Clardy, 1500 Turbeville Road, stated that she enjoys living in the community and considers her neighbors family. Ms. Clardy shared that she feels safer in her neighborhood than she does while traveling to work at 2:00 a.m.

John Sheffield, 1500 Turbeville Road, stated that he appreciates the close-knit nature of the community and enjoys the relationships among neighbors. Mr. Sheffield shared that he values the rural, farm-like character of the area.

Ron Furtick, 1500 Turbeville Road, addressed the Town Council regarding ongoing disputes between himself and the Town. Mr. Furtick stated the Town had experienced only one contested election in the past fourteen years and he intends to support future election campaigns through activities including website development, neighborhood outreach, phone banking, text messaging, opposition research, and the use of AI technology. He expressed concerns regarding the Town's handling of litigation and alleged that the Town's actions could expose it to federal civil rights claims and state claims related to harassment and abuse. He stated that he has sought to connect his property to the Lake Cities Municipal Utility Authority sewer system but alleged that permits necessary to complete the connection had been denied. Mr. Furtick urged the Council not to pursue additional litigation and instead to seek a peaceful resolution. He stated that, if litigation continues, he intends to pursue available legal remedies, including civil rights and harassment claims, seek depositions of council members as part of the litigation process, and pursue de-annexation of his property. He concluded by stating that the Town could either continue the dispute or work toward resolving the issues constructively.

Jagunea Taylor, 1500 Turbeville Road, stated she has lived at the property since 2019 and is happy living in the community. She said residents know one another, get along, and she believes there are no issues with their neighborhood. Ms. Taylor expressed concern that she and her neighbors are being treated differently and questioned whether the value of their homes has influenced the Town's actions.

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Gloria Furtick, 1500 Turbeville Road, addressed the Town Council as a property owner and taxpayer. She stated that her husband, Ron Furtick, has provided affordable housing in the Town for more than 35 years and alleged that they have been subjected to targeted harassment by Town officials. Mrs. Furtick stated she and her husband worked with Lake Cities Municipal Utility Authority, hired an engineer, and constructed infrastructure to connect their property to the sewer system at a cost of approximately \$120,000.00. She further alleged that, after the work was completed, the Town declined to issue the final permit needed to complete the sewer connection and expressed her belief that the Town's actions were unfair and financially harmful. Mrs. Furtick urged the Council to review the evidence, consider the investment made in the Town's infrastructure, address what she characterized as inappropriate actions, and approve the final permit needed to complete the sewer connection.

Brian Majority, 1500 Turbeville Road, stated he has lived at the property for approximately six years and in the surrounding area for about 50 years. He has not heard or witnessed crime issues while living there. He shared that he values the community and expressed his appreciation for the affordable housing option it provides.

William Nicholas Ford, 1500 Turbeville Road, stated he is a lifelong Texas resident and has lived at the property for approximately two years. Mr. Ford stated that he moved to the property to assist his disabled brother. He has positive relationships with his neighbors and described the community as a place where residents support one another. He stated the property provides affordable housing for residents with varying financial circumstances and expressed his belief that the property is well maintained. Mr. Ford stated that he has had a positive experience with the property owners and requested that the Council consider the impact of its decisions on residents who may need alternative housing options.

Don Ford, 1500 Turbeville Road, stated he has lived at the property since approximately 2013 and was the first RV resident and expressed appreciation that the Town Council begins meetings with prayer. Mr. Ford stated he has positive relationships with his neighbors and described the community as supportive and caring. He expressed concern that changes affecting the property could create significant hardship for residents.

Eddy Davis, 1500 Turbeville Road, stated he has lived at the property for approximately 15 years and that his mother has lived there for approximately 25 years. Mr. Davis shared that he is disabled and relies on the affordable housing provided at the property. Alternative housing options, including assisted living, are not financially feasible for him. He expressed concern that any closure or changes affecting the property would create significant hardship for him and his mother, including the possibility of homelessness.

Ron Harmon, 1500 Turbeville Road, stated that he has lived at the property for approximately five years after returning to Denton County to be closer to family. He sold his belongings and moved into a camper. He expressed appreciation for the property owners and stated they have worked to improve the community and address concerns. He volunteers for multiple Denton County Emergency Services, and community events. Mr. Harmon expressed concerns regarding public criticism of the community and stated he believes residents and property owners have made efforts to address issues and comply with Town expectations and requests the Council consider the residents and their circumstances when making decisions.

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Melinda Acree, 1500 Turbeville Road stated the residents of the community have become like family to her. Ms. Acree shared she previously experienced housing insecurity and the community provided her with a place to live. She expressed concern that residents may feel overlooked or treated differently based on their financial circumstances. She encouraged the Council to consider the needs and circumstances of all residents and make decisions with compassion and fairness.

Consent Agenda

4. May 2026 Council Meeting Minutes
5. April 2026 Financial Statements
6. May 2026 Financial Statements
7. Consider and act on the 2026-2027 Hickory Creek Economic Development Corporation Budget.
8. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby ratifying the designation of Mayor Lynn C. Clark as the Town's voting representative to the North Central Texas Council of Governments 2026 General Assembly.
9. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, for the appointment of one member to the board of managers of the Denco Area 9-1-1 District.
10. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas to execute an Interlocal Cooperative Agreement between the Town of Hickory Creek, Texas and the City of Corinth concerning utilization of the fitness facility located within the Corinth Police Department Public Safety Building.

Motion made by Councilmember Gibbons to approve agenda items 4-10, Seconded by Councilmember Gordon.

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

Regular Agenda

11. 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.

John Smith, Town Manager, provided an overview of the request to amend the existing planned development ordinance.

Mayor Clark Called the public hearing to order at 6:39 p.m.

Ron Furtick, 1500 Turbeville Road expressed concerns regarding the proposed development. He stated that it was his understanding the number of restaurants would be limited due to available parking. He expressed concern that the development appears to prioritize maximizing the number of tenants rather than creating a project that aligns with the Town's long-term vision. Mr. Furtick stated he supports economic growth and welcomes new businesses but believes the Town should be thoughtful about the types of businesses it encourages. The Town would benefit from more quality sit-down restaurants where families can gather, celebrate special occasions, and spend time together. Given our location and continued growth, he believes there is strong demand for those kinds of establishments.

With no one else wishing to speak, Mayor Clark closed the public hearing at 6:42 p.m.

Motion made by Councilmember Theodore to approve an 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; the approval of this ordinance does not include the approval of Exhibit C nor does it approve any additional automotive uses of the property, Seconded by Councilmember Gordon.

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

12. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute an amended concessionaire agreement approved December 8, 2025 by and between the Town of Hickory Creek, Texas and MDM, Inc.

John Smith, Town Manager, provided an overview of the request to amend the concessionaire agreement with MDM, Inc. and answered questions from the Town Council.

Motion made by Councilmember Gordon to authorize the Town Manager of the Town of Hickory Creek, Texas, to execute an amended concessionaire agreement approved December 8, 2025 by and between the Town of Hickory Creek, Texas and MDM, Inc. for a 48 foot yacht and a 24 foot ski boat in the amount of \$15,000.00 with the agreement expiring on 12/31/2026, Seconded by Councilmember Wohr.

Voting Yea: Mayor Pro Tem Kenny, Councilmember Gibbons, Councilmember Wohr, Councilmember Gordon.

Voting Abstain: Councilmember Theodore. Motion passed.

13. Consider and act on allocating funds for an Access Control System at 1075 Ronald Reagan Avenue.

Jim Zehetner, Criminal Investigator, provided information regarding the proposed access control system and answered questions from the Town Council.

Motion made by Councilmember Gordon to allocate funds for an access control system at 1075 Ronald Reagan Avenue, in the amount of \$83,887.24 from ASAP Security Services, including a one year warranty on labor, Seconded by Councilmember Theodore.

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

14. Consider and act on approval of a monument gateway sign to be located at the intersection of Interstate 35E and Turbeville Road.

John Smith, Town Manager, presented four options and costs for the monument sign and answered questions from the Town Council.

Motion made by Councilmember Gordon to approve a monument gateway sign to be located at the intersection of Interstate 35E and Turbeville Road in an amount not to exceed \$90,000.00, Option 4, with final approval from the Mayor and Town Manager, consistent with the Town Council's discussion, Seconded by Mayor Pro Tem Kenney.

Voting Yea: Councilmember Wohr, Councilmember Gordon.

Voting Nay: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Theodore. Motion failed.

Motion made by Councilmember Theodore to approve a monument sign Option 3 or Option 4 not to exceed \$90,000.00, with final approval from the Mayor and Town Manager, Seconded by Mayor Pro Tem Kenney.

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

15. Discussion regarding the preliminary 2026-2027 Fiscal Year Budget.

Discussion was held regarding the preliminary 2026-2027 Fiscal Year Budget.

16. Discussion regarding the Hickory Creek Economic Development Corporation (EDC) and the associated 0.25% sales and use tax.

Discussion was held regarding the Hickory Creek Economic Development Corporation (EDC) and the associated 0.25% sales and use tax.

17. Consider and act on appointing councilmembers as liaisons for various boards and commissions.

Councilmember Gibbons, Police Department; Councilmember Wohr, Parks and Recreation; Councilmember Gordon, Planning and Zoning; Mayor Pro Tem Kenney, EDC and Councilmember Theodore, Board of Adjustments.

Motion made by Councilmember Gibbons to approve the appointments as stated, Seconded by Councilmember Gordon.

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

18. Receive update from John Smith, Town Manager, regarding animal services interlocal and discuss same.

John Smith, Town Manager, provided an update regarding the animal services interlocal including the quarterly Animal Advisory Board meetings and processes.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 8:50 p.m. 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.

19. Town of Hickory Creek, Texas v. Ronald Furtick, Ecclesiastical Equity, LP, and 1500 Turbeville Road, Hickory Creek, Texas, 75065.
20. Code Enforcement action regarding 20 Hickory Hills Boulevard, Hickory Creek, Texas 75065.

Section 551.074

Personnel matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

21. Review of Town Manager.

Reconvene into Open Session

The Town Council reconvened into open session at 9:37 p.m.

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

No action taken.

Future Agenda Items

There were no future agenda items.

Adjournment

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

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

The meeting did then stand adjourned at 9:37 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek