

**SPECIAL MEETING OF THE TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
MONDAY, DECEMBER 08, 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  
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 Pro Tem Kenney led the Pledge of Allegiance to the U.S. and Texas Flags.

**Invocation**

Councilmember Gibbons gave the invocation.

**Items of Community Interest**

Appreciation was expressed to town staff for organizing the annual tree lighting and amphitheater ribbon-cutting event held on December 5, 2025, as well as to all who attended, contributing to the event's success.

The Lake Cities Chamber of Commerce will hold their annual holiday luncheon on December 10, 2025 auctioning desserts and lunch with a Mayor from each of the Lake Cities.

**Public Comment**

There were no speakers for public comment.

**Consent Agenda**

1. November 2025 Council Meeting Minutes
2. November 2025 Financial Statements

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3. Consider and act on an ordinance of the Town of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 8: Offenses and Nuisances; Article 8.09, Restrictions on Sex Offenders, by amending Section 8.09.03, Property owners prohibited from renting real property to sex offenders.
4. Consider and act on a resolution, setting a date, time and place for a public hearing on the proposed annexation of certain property known as Block A, Lot 1 of the Beciri Addition, Denton County, Texas by the Town of Hickory Creek, Texas and authorizing and directing the Town Secretary to publish notice of said public hearing.

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

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

### **Regular Agenda**

5. Conduct a public hearing regarding an ordinance for the issuance of a Special Use Permit requested by Kimley-Horn and Associates on behalf of Wal-Mart Real Estate Business Trust for the operation of drones for grocery delivery in the required parking lot and consider and act on a recommendation for the same. The property is located at 1035 Hickory Creek Boulevard and is legally described as Wal-Mart Addition (Lake Dallas ISD), Block A, Lot 1R, Town of Hickory Creek, Denton County, Texas.

John Smith, Town Manager, Josh Bucci, Wing Representative and Bernice Espinosa, Kimley-Horn, provided an overview of the special use request and answered questions from the Town Council.

Mayor Pro Tem Kenney called the public hearing to order at 6:10 p.m. With no one wishing to speak, Mayor pro Tem Kenney closed the public hearing at 6:10 p.m.

Motion made by Councilmember Gordon to approve as proposed with a three-year term,  
Seconded by Councilmember Gibbons.

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

6. Consider and act on a site plan for Founders Classical Academy of Corinth located at 800 Point Vista Road, being 5.13 acres of land situated in the Cornelius Town Center Addition, Block A, Lot 1, Town of Hickory Creek, Denton County, Texas.

John Smith, Town Manager, and Todd Walworth, Responsive Education Solutions, provided an overview of the site plan and answered questions from the Town Council.

Motion made by Councilmember Theodore to approve a site plan for Founders Classical academy of Corinth located at 800 Point Vista Road, Seconded by Councilmember Wohr.

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

7. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute a concessionaire agreement by and between the Town of Hickory Creek, Texas and MDM, Inc.

John Smith and Captain Mitch Moran, MDM Inc, provided an overview of the agreement and answered questions from the Town Council.

Motion made by Councilmember Gordon to execute a concessionary agreement in the amount of \$27,500.00, allowing for quarterly payments, by and between the Town of Hickory Creek, Texas and MDM, Inc, Seconded by Councilmember Theodore.

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

8. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute an agreement for professional services regarding FM 2181 at 3500 Block Driveway Traffic Signal Warrant Study by and between the Town of Hickory Creek and Halff Associates, Inc.

No action taken.

9. Consider and act on an ordinance of the Town of Hickory Creek, Texas, establishing standards and guidelines for the use of Artificial Intelligence Systems by Town Officials, Employees and Contractors.

Motion made by Councilmember Theodore to approve an ordinance of the Town of Hickory Creek, Texas, establishing standards and guidelines for the use of Artificial Intelligence Systems by Town Officials, Employees and Contractors, Seconded by Councilmember Wohr.

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

10. Discussion regarding naming future town facilities located at 1920 and 1930 Turbeville Road and 1050 Ronald Reagan Avenue.

Discussion was held regarding naming future town facilities.

11. Receive an update from Chief Dunn concerning police department activity and discuss same.

Chief Dunn reported that the department is fully staffed with eighteen sworn officers and one civilian employee. The department fleet includes ten patrol units, four specialized units, and additional specialized equipment, including a motorcycle. Year to date, 426 cases have been received for investigation, with 347 cases filed with the District Attorney, 46 cases pending results, and 28 active investigations currently open.

Total calls for service in 2025 number 12,581. Of those, 10,187 were self-initiated by officers and 2,394 were dispatched through 911. The department boat was successfully launched eight times this year. The motorcycle unit is expected to be delivered after the first of the year.

The sky tower was utilized during the tree lighting event and will be relocated to the Wal-Mart parking lot. There have been 48 K-9 deployments, including 40 narcotics-related deployments, four missing-person tracks, and four fleeing-suspect tracks. Officer Antommarchi and his K-9 partner, Bear, competed in the World Police and Fire Games, earning both a gold and a silver medal while representing Team USA.

Specialized training for officers will take place in the coming months and will include drone piloting, advanced narcotics investigations, advanced DWI enforcement, and tactical training.

**Executive Session**

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 7:26 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.

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

**Reconvene into Open Session**

The Town Council reconvened into open session at 8:11 p.m.

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

No action taken.

**Future Agenda Items**

The following items were requested: on street parking, cameras at docks and ordinance related to boring.

**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 8:13 p.m.

Approved:

Attest:

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Paul Kenney, Mayor Pro Tem  
Town of Hickory Creek

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Kristi K. Rogers, Town Secretary  
Town of Hickory Creek