

**TOWN COUNCIL MEETING PURSUANT TO SECTION 551.0411 OF THE
GOVERNMENT CODE DUE TO WINTER STORM FERN
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
THURSDAY, JANUARY 29, 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

Mayor Pro Tem Kenney gave the invocation.

Presentation of Awards

1. Jane Talcott

Jane Talcott was not in attendance.

Items of Community Interest

Thanks to the Police Department and Town Staff for ensuring things ran smoothly and citizens received timely updates during the winter storm.

Public Comment

John Grosskopf, 131 Oakwood Lane, stated he formally challenges the town ordinance restricting citizens to a single three-minute block to speak for all agenda items.

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The policy violates Texas Government Code Section 551.007. Specifically, in Save Our Springs Alliance versus the City of Austin, the court struck down its consolidated time limits as illegal, which are identical to the Town's. It is legally required to allow the public to address the Town Council on each item of interest on the agenda. Furthermore, the ordinance prohibiting charges or complaints against officials violates Section 551.007 E, which forbids prohibiting public criticism of acts, policies, or services. Mr. Grosskopf has addressed the Town Council multiple times on this matter, including in writing. The responses have not complied with Texas Law. The lack of accountability is evident in the town's management. He is still awaiting responses to his inquiries regarding the landmark telescope project he brought to the Town Council. In a meeting with the Town Administrator, Mr. Grosskopf feels he was subjected to unprofessional conduct and was not provided with actionable updates regarding the telescope project. The meeting ended without resolution. The Town Council should ensure that Town projects and officials are held to the standards the community reserves and expects. Any subsequent adverse action taken in response to his comments will be documented as retaliation to protected speech. He requested the following items be entered into the record and acted upon: rescind illegal time limit restrictions and the ban on public criticism, provide a formal written status update on the telescope project and review and clarify the town administrative stated role to ensure alignment with Council oversight. Citizens speaking and working in collaboration with the town's leadership will lead to an improved Hickory Creek.

Consent Agenda

2. December 2025 Council Meeting Minutes
3. December 2025 Financial Statements
4. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas ordering an election to be held on May 2, 2026, for the purpose of electing a Mayor and Town Council Members to Place 2 and Place 4.
5. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending the Code of Ordinances of the Town of Hickory Creek, Chapter 10, Subdivision Regulations, Article 10.04, Engineering Design Manual, Section 10.04.001, Adopted.
6. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute an agreement for professional services regarding Hickory Creek Leisure Center-Bidding and Construction Administration by and between the Town of Hickory Creek and Half Associates, Inc.
7. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute a contract with Pavlov Media to provide internet services for 1930 Turbeville Road, Hickory Creek, Texas, 75065.

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

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

Regular Agenda

8. Conduct a public hearing regarding the voluntary annexation of a 0.73 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220, in the Extraterritorial Jurisdiction of the Town of Hickory Creek, Denton County, Texas, being more particularly described as The Beciri Addition, Lot 1, Block A and consider and act on an ordinance adopting the same.

John Smith, Town Manager, provided an overview of the annexation of Genti's.

Mayor Clark called the public hearing to order at 6:09 p.m. With no one wishing to speak, Mayor Clark closed the public hearing at 6:09 p.m.

Motion made by Councilmember Gordon to approve an ordinance of the voluntary annexation a 0.73 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220, in the Extraterritorial Jurisdiction of the Town of Hickory Creek, Denton County, Texas, being more particularly described as The Beciri Addition, Lot 1, Block A, Seconded by Councilmember Theodore.

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

9. Interview and consider and act on an appointment to the Arts and Culture Board.

No action taken.

10. Consider and act on a preliminary plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

John Smith, Town Manager, and Shannon Chaffin, Landowner, answered questions from the Town Council.

Motion made by Councilmember Theodore to approve a preliminary plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, in Denton County, Seconded by Mayor Pro Tem Kenney.

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

11. Consider and act on a final plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

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Motion made by Councilmember Theodore to approve a final plat for the Chaffin Addition, Lot 1, Block A, Seconded by Mayor Pro Tem Kenney.

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

12. Consider and act on a preliminary plat for the 104 Carlisle - Hickory Creek Addition, Lot 1, Block A, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive.

Motion made by Councilmember Gordon approve a preliminary plat for the 104 Carlisle - Hickory Creek Addition, Lot 1, Block A, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas, Seconded by Councilmember Theodore.

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

13. Consider and act on a site and landscape plan for the 104 Carlisle - Hickory Creek Addition, Lot 1, Block A, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive.

No action taken.

14. Presentation from Kevin Gronwaldt, Halff Associates, regarding Town of Hickory Creek Design Manual and Standard Details - January 2026 Update.

Kevin Gronwaldt, Halff Associates, provided an overview of the changes to the Town's Engineering Design Manual and Standard Construction Details and answered questions from the Town Council.

15. Presentation of the 2024-2025 Fiscal Year Audit from Carl Deaton of Hankins, Eastup, Deaton, Tonn, Seay & Scarborough.

Carl Deaton of Hankins, Eastup, Deaton, Tonn, Seay & Scarborough presented the audited financial statement for the fiscal year ending September 30, 2025. The assets and deferred outflows of resources of the Town of Hickory Creek exceeded its liabilities on September 30, 2025, by \$25,891,341. Of this amount, \$9,175,611 may be used to meet the government's ongoing obligations to citizens and creditors. The Town's total net position increased by \$783,236 during the fiscal year from the results of current year operations. As of September 30, 2025, the Town of Hickory Creek's governmental funds reported combined ending fund balance of \$11,654,722, a decrease of \$1,961,672, in comparison with the beginning of the period. Approximately 85 percent of this total amount, \$9,876,346, is available for spending at the government's discretion. At the end of the current period, unassigned fund balance for the general fund was \$9,876,346 or 121 percent of total general fund expenditures. The audit is required to include the activity of the Economic Development Corporation, Public Improvement District No. 1, Public Improvement District No. 2 and Hickory Farms Public Improvement District.

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The EDC total fund balance was \$3,563,362. The Public Improvement District No. 1 total fund balance was \$491,486. The Public Improvement District No. 2 total fund balance was \$844,127. Hickory Farms Public Improvement District total fund balance was \$515,215.

16. Receive an update from Pavlov Media representatives and discuss same.

Pavlov Media representatives, Wesley Sepulvado, Business Account Executive, and Colton Nicholas, Residential Account Executive, provided an update on Pavlov and answered questions from the Town Council.

17. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 13, Section 13.06.027, regarding the requirements to use the Right-Of-Way in the Town of Hickory Creek.

Motion made by Councilmember Gordon to approve an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 13, Section 13.06.027, regarding the requirements to use the Right-Of-Way in the Town of Hickory Creek, Seconded by Councilmember Woehr.

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

18. Consider and act on approval of the Hickory Creek Police Department Annual Racial Profiling Report for 2025.

Chief Dunn presented the annual racial profiling report to the Town Council.

Motion made by Councilmember Gibbons to approve agenda item 18, Seconded by Mayor Pro Tem Kenney.

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

19. Consider and act on allocating forfeiture funds for the purchase of up to two (2) vehicles for the Police Department.

Motion made by Councilmember Gibbons to approve the allocation of forfeiture funds for an amount not to exceed \$125,000 for the acquisition of two vehicles for the Police Department, Seconded by Councilmember Woehr.

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

20. Discussion regarding future amenities to be incorporated at 1930 Turbeville Road, Hickory Creek, Texas, 75065.

Discussion was held regarding future amenities to be incorporated at 1930 Turbeville Road Hickory Creek, Texas, 75065.

21. Discussion regarding Chapter 12 Traffic and Vehicles, Article 12.05, Stopping, Standing and Parking.

Discussion was held regarding Chapter 12 Traffic and Vehicles, Article 12.05, Stopping, Standing and Parking.

22. Discussion regarding entering into a concessionaire agreement with DFW Boat Charters and Rentals to utilize Point Vista Park.

Discussions were held regarding a concessionaire agreement with DFW Boat Charters and Rentals.

John Smith, Town Manager, and Justin Thomure, DFW Boat Charters and Rentals, answered questions from the Town Council.

23. Discussion regarding hosting the 2026 Lake Cities 4th of July Parade.

Discussions were held regarding hosting the 2026 Lake Cities 4th of July Parade.

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 8:55 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek