

**FIRST AMENDED REGULAR MEETING OF THE TOWN COUNCIL  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN, HICKORY CREEK, TEXAS  
MONDAY, APRIL 28, 2025**

**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 Nick Wohr

Councilmember Chris Gordon

Councilmember Ian Theodore

The following member was absent:

Councilmember Randy Gibbons

Also in attendance:

John M. Smith, Jr., Town Manager

Kristi K. Rogers, Town Secretary

Carey Dunn, Chief of Police

Trey Sargent, 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 Theodore gave the invocation.

**Presentation of Awards**

1. 2024 Business of the Year

Mayor Clark presented the 2024 Business of the Year award to Roma Ristorante Italiano.

2. 2024 Citizens of the Year

Mayor Clark presented the 2024 Citizens of the Year award to Joe and Sandra Flowers.

3. Jack Mears

Mayor Clark presented a plaque of appreciation to Jack Mears for completing his Eagle Scout project.

### **Proclamations**

4. Motorcycle Safety and Awareness

Mayor Clark proclaimed May 2025 as Motorcycle Safety & Awareness Month in the Town of Hickory Creek. Members of Lake Cities ABATE accepted the proclamation.

5. National Safe Digging Month

Mayor Clark proclaimed April 2025 as National Safe Digging Month in the Town of Hickory Creek. Leigh Ferguson accepted the proclamation on behalf of Atmos Energy Corporation.

### **Items of Community Interest**

Thanks to all the volunteers who helped clean Westlake Park on Sunday morning after the event Saturday night.

### **Public Comment**

John Grosskopf, 131 Oakwood Lane, stated after speaking to the Town Council some time ago, a councilmember told a friend he was a rabble-rouser. All others have described him as truth teller, particularly a truth teller to power. He has witnessed a real shortage of truth telling in the room after attending several dozen town council, board and commission meetings and chairing the Parks and Recreation Board. Months ago, several residents and Mr. Grosskopf came before the Town Council regarding serious drainage issues in the Glenview neighborhood, presenting clear and indisputable evidence of the problem, the root causes and solutions, yet the problem continues. The Town signed a drainage easement in 2012 requiring a drainageway and it has repeatedly been demonstrated to be under designed, improperly constructed and maintained as required by the agreement. He would like the Mayor to take responsibility and fix the issue. Signs posted around Town show Hickory Creek's precipitous ratings decline as a Dallas suburb by Big D magazine from number 9 rating in 2008, dropping to 56 in 2024. Despite several proposals and detailed plans for a mixed use town center as well as calls for it in comprehensive plans, nothing has been done and those responsible for this are John Smith since 2006, Lynn Clark and Chris Gordon since 2007, Paul Kenney since 2008 and Ian Theodore.

Ron Furtick, 1500 Turbeville Road, stated he is not a complainer and he views himself also as a truth teller. The administration's bureaucracy has completely broken down. He began working with Lake Cities Municipal Utility Authority a year ago on a project he thought the administration wanted him to build. Once he understood the scope and requirements of the project, the engineering firm he retained prepared a set of project plans and over the next six months the plans went back and forth between his engineering firm and LCMUA. He filled out an application five months ago for a building permit and the Town engineering continues to move the goal posts, at one point wanting him to double the size of the project. It is absurd that the Town has sued him to construct the project and will not issue a building permit. Is this to kick the stuffing out of his family or encourage him to sale his property?

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The developer, who is constructing sidewalks in Town, offered to purchase Mr. Furtick's property for one quarter of the price of the last offer he received. It makes him want to give up but instead he has decided to fight by giving it a shot to see what the citizens think. Maybe they do want a future and a downtown.

Gloria Homans, 1500 Turbeville Road, stated she wanted to address Councilmember Theodore. She has a lot of respect for the Town, has grown to love it and thinks the world of those she has met. Social media allows people to hide and a comment was posted stating her husband belongs in hell and should go to hell. She questioned Councilmember Theodore's ethics, character, and who he serves.

**Consent Agenda**

6. March 2025 Council Meeting Minutes
7. March 2025 Financial Statements
8. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, designating Roma Ristorante Italiano the 2024 Business of the Year.
9. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, designating Joe and Sandra Flowers as the 2024 Citizens of the Year.
10. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, appointing Chris Chaudoir as the Municipal Building Official.

Motion made by Councilmember Theodore to approve consent agenda items 6 -10,  
Seconded by Councilmember Gordon.

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

**Regular Agenda**

11. Ceremonial Oath of Office and Presentation of Badge to Officer Mauricio Pina.

Chief Dunn administered the Oath of Office to Officer Mauricio Pina.

12. Consider and act on a motion to reconsider the March 24, 2025 denial of 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, and discuss consider and act on approval of the same. The property is located at 1180 Sycamore Bend Road.

Motion made by Councilmember Gordon to reconsider the March 24, 2025 denial of a final plat of Lot 1, Block A of Hickory Heights Phase 1-A., Seconded by Councilmember Wohr.

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

Motion made by Councilmember Theodore to approve a final plat of Lot 1, Block A of Hickory Heights Phase 1-A , Seconded by Councilmember Wohr.

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

13. Consider and act on a final plat of Lots 4R and 5R, Block 4, Meadowlake Subdivision, being 1.1113 acres of land, being a replat of Lots 4 & 5, Block 4, Meadowlake Subdivision and A1075A Ramsey, Tract, 33, a 0.560 acre tract, situated in the John Ramsey Survey, Abstract 1075, Town of Hickory Creek, Denton County, Texas. The lots are located in the 100 block of Meadow Lane.

John Smith, Town Manager, and Luis Perez, Innova Design Group, representing the developer, answered questions from the Town Council.

Motion made by Councilmember Gordon to approve a final plat of Lots 4R and 5R, Block 4, Meadowlake Subdivision, being 1.1113 acres of land, being a replat of Lots 4 & 5, Block 4, Meadowlake Subdivision and A1075A Ramsey, Tract, 33, a 0.560 acre tract, situated in the John Ramsey Survey, Abstract 1075, Town of Hickory Creek, Denton County, Texas. The lots are located in the 100 block of Meadow Lane, Seconded by Councilmember Theodore.

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

14. Consider and act on a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, Block B, Lots 1-15, Block C - E, Lots 1-12, Block F, Lots 1-14, 1 Block G - K, Lots 1-12, Block M - P, Lots 1-20: 18.8530 acres, 225 residential lots / 16 Blocks / 17 open space lots, being 18.85 acres out of the H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas.

John Smith, Town Manager, and Thomas Mathew, MarketSpace Capital, answered questions from the Town Council.

Motion made by Councilmember Gordon to approve a site and landscape plan for the Reserve at Hickory Creek as presented, Seconded by Mayor Pro Tem Kenney.

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

15. 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 pond maintenance and retaining wall agreements with Reserve at Hickory Creek, LLC.

Motion made by Mayor Pro Tem Kenney 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 pond maintenance and retaining wall agreements with Reserve at Hickory Creek, LLC., Seconded by Councilmember Gordon.

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

16. 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 a concessionaire agreement by and between the Town of Hickory Creek, Texas and WaterToyz, LLC.

John Smith, Town Manager, and Gabriel Garcia, WaterToyz, provided an overview of the rental operation 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, hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute a concessionaire agreement by and between the Town of Hickory Creek, Texas and WaterToyz, LLC. agreement to begin operations May 1<sup>st</sup> with a fee of \$15,000.00, Seconded by Mayor Pro Tem Kenney.

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

17. Receive an update from Chief Dunn concerning police department activity since the January 2025 council meeting and discuss same.

Chief Dunn provided a debrief on the event held at Westlake park on April 26, 2025. Sergeant Miller graduated from ILEA School of Executive Leadership. Chief Dunn attended the Texas Police Chiefs Association 66<sup>th</sup> Annual Conference and will complete his mandatory continuing education in May. The K9 team has been invited to participate in the World Police & Fire Games in Birmingham, Alabama. A program to utilize a drone is in the early stages. Equipment has been added to the police boat and the goal is to deploy every other week.

18. Receive update from John Smith, Town Manager, regarding roadway projects and discuss same.

John Smith, Town Manager, updated the Town Council on the following roadway projects: Harbor Lane, Point Vista Road, Carlisle Drive, which is a joint project with Denton County and City of Lake Dallas, Garth Lane and South Hook Street and answered questions from the Town Council.

### **Executive Session**

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 7:23 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. Litigation regarding Denton CAD Property ID# 62326.

**Reconvene into Open Session**

The Town Council reconvened into open session at 8:38 p.m.

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

No action taken.

**Future Agenda Items**

The following items were requested: continued follow-up of the April 26, 2025 event at Westlake Park, update on the amphitheater, update on the Pratt Nature Preserve and Observatory.

**Adjournment**

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

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

The meeting did then stand adjourned at 8:40 p.m.

Approved:

Attest:

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Lynn C. Clark, Mayor  
Town of Hickory Creek

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Kristi K. Rogers, Town Secretary  
Town of Hickory Creek