

**REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, MARCH 23, 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 arrived at 6:04 p.m.

Also in attendance:

John M. Smith, Jr., Town Manager

Kristi K. Rogers, Town Secretary

Carey Dunn, Chief of Police

Jeffrey McSpedden, Director of Public Works

Kaitlen Cerney, 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 Gibbons gave the invocation.

Presentation of Awards

1. Jim Zehetner

Mayor Clark presented an award to Jim Zehetner, honoring him for 20 years of service to the Town of Hickory Creek.

Items of Community Interest

The following safety update from Atmos Energy was read by Mayor Clark. The safety of Atmos Energy customers and communities is our highest priority. On March 22, Atmos Energy technicians identified a natural gas release on Lakewood Drive in Hickory Creek, and repairs to this portion of the system have been completed. Atmos Energy has taken multiple steps to confirm the safety of the system in the area.

The Parks and Recreation Board will hold a grand opening and ribbon cutting on April 20, 2026 at 6:30 p.m. for Maizy's Backyard Dog Park.

Town of Hickory Creek

March 23, 2026

Page 2

Town of Hickory Creek will participate in the Operation Shore to Shore Clean Up on May 16, 2026 from 9:00 a.m. until 12:00 p.m. in Oakland Park.

Public Comment

Ron Furtick, 1500 Turbeville Road, stated the ongoing legal dispute between himself and the town, is a “war” initiated by the current administration. He alleged the town’s attorneys made false claims in the initial filings and criticized what he characterized as a lack of strategic planning behind the lawsuit. He objects to the town’s requirements that he install new wastewater infrastructure, roads, parking, and storm drainage systems, arguing that those improvements would effectively modernize and permanently preserve the trailer park rather than support economic development. He stated residents would prefer redevelopment of the property into a walkable area with restaurants, retail, and office space that could generate jobs and increase sales tax revenue so property taxes will not increase. He is running for mayor and with voter support, the lawsuit could be settled, ending the war to begin building a future together. If voters support the current administration, he will comply with the requirements, upgrade the property, and operate it as a long-term income-generating trailer park.

Gloria Homans Furtick, 1500 Turbeville Road, stated that although she applied for permits to complete the sewer and electrical systems, the approvals had not been granted, and the Town is issuing daily fines for non-completion. She referenced sworn testimony from the Town’s Code Compliance Officer indicating the fines were directed by the Town Manager and stated that her husband was allegedly facing enforcement not applied to others. Their contractors are confused regarding the delays and suggested the situation may reflect unfair or targeted treatment. She also expressed concerns about the Town’s lack of development compared to nearby communities and stated dissatisfaction with the Town’s current direction and leadership.

Sharon Komorous, 305 Pimlico Drive, stated the need for transparency and community engagement in planning for the future use of the Olana Stables property. She expressed concerns about noise, lighting, parking, and maintaining low-impact use near residential areas. She requested consideration of fencing and landscaping to protect privacy and prevent public access through neighborhoods. She also noted concerns about spillover parking and stated that pond access within her community should remain limited to residents. She questioned the need for additional park space given nearby existing parks and asked for information on future community involvement in the planning process.

Consent Agenda

2. February 2026 Council Meeting Minutes
3. February 2026 Financial Statements
4. 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 7, Municipal Court, by the addition of new subsection 7.01001 (C).

Town of Hickory Creek

March 23, 2026

Page 3

5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas ("TOWN") responding to the application of Atmos Energy Corporation - MidTex Division to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the Town to continue to participate in a coalition of cities known as the "Atmos Texas Municipalities;" determining that the meeting at which the resolution was adopted complied with the Texas Open Meetings Act; making such other findings and provisions related to the subject.
6. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas to execute Amendment No.1 to an Interlocal Cooperative Agreement between the Town of Hickory Creek, Texas and Denton County, Texas concerning roadway projects.
7. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement for Continuing Disclosure Services between the Town of Hickory Creek, Texas and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.

Motion made by Councilmember Gordon to approve consent agenda items 2-7, Seconded by Councilmember Theodore.

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, authorizing and approving the lease agreement by and between the Hickory Creek Economic Development Corporation, and Eric D. Ruth for a 0.503-acre tract of land.

John Smith, Town Manager and Eric Ruth, E. Ruth's Fine Catering, provided an overview of the food truck park concept 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, authorizing and approving the lease agreement by and between the Hickory Creek Economic Development Corporation, and Eric D. Ruth for a 0.503-acre tract of land for no more than six trucks at any one time, Seconded by Mayor Pro Tem Kenney.

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

9. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas, to execute a concessionaire agreement between the Town of Hickory Creek, Texas and JmaH WaterToyz, LLC.

Motion made by Councilmember Theodore to table agenda item 9 until the next council meeting, Seconded by Councilmember Wohr.

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

Town of Hickory Creek

March 23, 2026

Page 4

10. Consider and act on authorizing the Mayor of the Town of Hickory Creek, to execute an agreement for professional consulting services regarding 1930 Turbeville Road Town Property Project between the Town of Hickory Creek and Dunaway Associates, LLC.

Elizabeth McIlrath Jarrell, Dunaway Associates, presented two options regarding the site and answered questions from the Town Council.

Motion made by Councilmember Theodore to table agenda item 10 until the next council meeting, Seconded by Councilmember Wohr.

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

11. Consider and act on bids submitted for BID# 2026-01, Leisure Center - Phase 1.

John Smith, Town Manager, and Jeffrey McSpedden, Director of Public Works provided an overview of the bids submitted and answered questions from the Town Council.

Motion made by Mayor Pro Tem Kenney to award BID# 2026-01, Leisure Center – Phase 1 to Warren Development not to exceed \$2,000,000.00, Seconded by Councilmember Gibbons.

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

Voting Abstaining: Councilmember Theodore. Motion passed.

12. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement for professional services regarding Oakland Park - Phase I ESA between the Town of Hickory Creek and Halff Associates, Inc.

Motion made by Councilmember Gordon to authorize the Mayor to execute an agreement for professional services regarding Oakland Park - Phase I ESA between the Town of Hickory Creek and Halff Associates, Inc. with a do not exceed amount of \$10,700.00, Seconded by Councilmember Theodore.

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

13. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, to execute a proposal from Holbrook Asphalt Co. to install "HA5" High Density Mineral Bond to streets within Harbor Grove Estates and Harmony Lane.

Motion made by Mayor Pro Tem Kenney to approve the proposal from Holbrook Asphalt Co. not to exceed \$160,000.00 to install "HA5" High Density Mineral Bond to streets within Harbor Grove Estates and Harmony Lane, Seconded by Councilmember Gibbons.

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

14. Consider and act on the 2025 Business of the Year.

Motion made by Mayor Pro Tem Kenney to nominate Chick-fil-A for the 2025 Business of the Year for Hickory Creek, Seconded by Councilmember Wohr.

Town of Hickory Creek

March 23, 2026

Page 5

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

15. Consider and act on the 2025 Citizen of the Year.

Motion made by Councilmember Gordon nominate Gwen Grimsley-McIntosh for the 2025 Citizen of the Year, Seconded by Councilmember Theodore.

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

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

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

17. Receive update from John Smith, Town Manager, regarding the Pratt Nature Preserve & Observatory and discuss same.

John Smith, Town Manager, updated the Town Council on the Observatory. The telescope will be mounted soon, with a potential ribbon-cutting planned for June.

Executive Session

In accordance with Texas Government Code, Chapter 551, the Town Council convened into executive session at 8:55 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.

18. 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 9:17 p.m.

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

No action taken.

Future Agenda Items

The following item was requested: update regarding animal services interlocal.

Town of Hickory Creek

March 23, 2026

Page 6

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 9:18 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek