

**REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, OCTOBER 27, 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 Randy Gibbons

Councilmember Nick Wohr

Councilmember Ian Theodore

The following member was absent:

Councilmember Chris Gordon

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.

Proclamations

1. November 1, 2025 as Arbor Day in the Town of Hickory Creek, Texas

Mayor Clark proclaimed November 1, 2025 as Arbor Day in the Town of Hickory Creek, Texas.

Items of Community Interest

Hickory Creek's First Stage event was postponed due to weather. The event will be rescheduled.

Thank you to the road contractors on Hook Street for their yeoman's work during the surprise rains and continued patience from the citizens. The road will be great when it is complete.

Public Comment

Ron Furtick, 1500 Turbeville Road, stated he would like to discuss the travesty of justice the administration is attempting to perpetrate. The United States justice system operates under laws

Town of Hickory Creek

October 27, 2025

Page 2

and principles and one of those principles is a defendant is considered innocent until proven guilty. The administration's tactics of publishing the lawsuit against him on the Town's website, promoting fabricated falsehoods can only be described as libelous and a dastardly act. The Talmud says to slander is to murder. Further, placing the information on Facebook and social media is a technique designed to discredit him and to taint the jury pool with lies and inaccuracies. The town administration appears to want to continue to subvert the justice system and provide the citizens with an incredibly biased and one sided view of the issues at hand. This effort to prejudice the citizenry and damage his business interests with lies and slander is not honorable behavior. The court system hasn't even had a chance to look at the facts yet, and the town's administration is attempting to create its own set of facts from thin air. Joseph Goebbels, Hitler's propaganda minister, said, "A lie told once remains a lie, but a lie told 1,000 times becomes the truth." and the bigger the lie, the more it will be believed. He also said make it big, make it simple, keep saying it, eventually people will believe it. This seems to be the tactic and the technique that the Town's leadership is utilizing. Elvis Presley said, "The truth is like the sun. You can shut it up for a time, but it ain't goin' away." In the end, truth about his property will prevail. Ronald Reagan said, "Facts are stubborn things." Spreading lies in writing is libel. Spreading the same lies verbally is slander and both are civil matters. When lies are used to damage a business relationship, the resulting lawsuit would be for torturous interference. He believes that the Town's administration is totally guilty of liable and will add slander to the public record in a few minutes.

Informational Item

2. Update and discussion regarding Town of Hickory Creek v. Ronald Furtick

Matthew Boyle, Town Attorney, provided an update of the Town of Hickory Creek v. Ronald Furtick.

Consent Agenda

3. September 2025 Council Meeting Minutes
4. September 2025 Financial Statements
5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas to deny Oncor Electric Delivery Company LLC's proposed increase in revenue and its proposed changes to rates.
6. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas hereby ratifying an agreement related to Drug Enforcement Administration HIDTA Dallas Task Force.
7. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement with Structured Technology Solutions, LLC, concerning information technology services.
8. Consider and act on authorizing the Mayor of the Town of Hickory Creek, Texas to execute a Municipal Maintenance Agreement and Amendment #1 by and between the Town of Hickory Creek and TxDOT.

Town of Hickory Creek

October 27, 2025

Page 3

9. Consider and act on authorizing the Town Manager of the Town of Hickory Creek, Texas to execute a water well lease agreement with Cornelius Center Investors, LP.
10. Consider and act on Denton County Bond Streets - Phase 1 Contract Amendment 8.
11. Consider and act on a site plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181.
12. Consider and act on reappointments to the Economic Development Corporation.

Mayor Clark requested item 9 be pulled from consent for separate discussion.

Councilmember Theodore requested item 11 be pulled from consent for separate discussion.

Motion made by Councilmember Theodore to approve consent agenda items 3-8, 10 and 12, Seconded by Mayor Pro Tem Kenney.

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

Motion made by Councilmember Gibbons to authorize the Town Manager to sign and execute a water well lease agreement subject to the final approval of the Town Attorney, Seconded by Mayor Pro Tem Kenney.

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

Motion made by Councilmember Wohr to approve a site plan for the Lennon II Addition, Lot 9, Block A, being 1.798 acres of land situated in the M.E.P. and P.R.R. Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas. The property is located in the 3280 block of FM 2181, Seconded by Councilmember Theodore.

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

Regular Agenda

13. Ceremonial Oath of Office and Presentation of Badge to Officer Lina Vang-Meyer.
Chief Dunn administered the Ceremonial Oath of Office to Officer Lina Vang-Meyer.
14. Conduct a public hearing regarding an ordinance for the issuance of a Special Use Permit for non-emergent ambulance staging at 6060 S Stemmons Freeway Suite 100B and consider and act on the same. The legal description of the property is Lake Cities Polaris Addition, Blk A, Lot 1, Town of Hickory Creek, Denton County, Texas and zoned C-1 Commercial.

John Smith, Town Manager, provided an overview of the Special Use Permit request.

Town of Hickory Creek

October 27, 2025

Page 4

Chris Baron, Sacred Cross EMS Support Services Manager, provided an overview of the services and answered questions from the Town Council.

Mayor Clark called the public hearing to order at 6:20 p.m. With no one wishing to speak, Mayor Clark closed the public hearing at 6:20 p.m.

Motion made by Councilmember Theodore to approve an ordinance for the issuance of a Special Use Permit for non-emergent ambulance staging at 6060 S Stemmons Freeway Suite 100B, Seconded by Councilmember Wohr.

Voting Yea: Councilmember Gibbons, Councilmember Wohr, Councilmember Theodore

Voting Nay: Mayor Pro Tem Kenney. Motion passed.

15. Consider and act on a site and landscape plan for Walmart, located at 1035 Hickory Creek Boulevard. The property is legally described as Wal-Mart Addition, Block A, Lot 1R.

Eric Jeon, Kimley Horn, provided an overview of the site and landscape plan for electrical vehicle charging stations and answered questions from the Town Council.

Motion made by Councilmember Wohr to approve the site and landscape plan for Walmart, located at 1035 Hickory Creek Boulevard, Seconded by Mayor Pro Tem Kenney. Voting Yea: Mayor Pro Tem Kenney, Councilmember Gibbons, Councilmember Wohr, Councilmember Theodore. Motion passed unanimously.

16. Consider and act on granting a waiver from an appeal of a decision of the Town Building Official denying an application for a sign permit submitted by Bank OZK, 4400 FM 2181, Hickory Creek, Texas, that fails to comply with Hickory Creek Code of Ordinances, Chapter 3: Building Regulations, Article 3.08 Signs. Section 3.08.013 (k) (1).

Marie Byrum, Byrum Sign & Lighting, provided an overview of the request for digital signage and answered questions from the Town Council.

Motion made by Councilmember Gibbons to deny granting a waiver from an appeal of a decision of the Town Building Official for a sign permit submitted by Bank OZK, 4400 FM 2181, Hickory Creek, Seconded by Mayor Pro Tem Kenney.

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

Voting Nay: Councilmember Theodore. Motion passed.

17. Consider and act on utilizing tree restoration funds to purchase and plant trees in various locations throughout the Town of Hickory Creek.

John Smith, Town Manager, provided the locations for tree planting based on the recommendations of the Parks and Recreation Board.

Motion made by Mayor Pro Tem Kenney to approve the utilization of tree restoration funds to purchase and plant trees in various locations throughout our Town in an amount not to exceed \$20,000.00, Seconded by Councilmember Theodore.

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

Town of Hickory Creek

October 27, 2025

Page 5

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 7:06 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 8:02 p.m.

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

No action taken.

Future Agenda Items

The following items were requested: update on Pavlov Media, amendments to sign ordinance and zoning ordinances.

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 Theodore. Motion passed unanimously.

The meeting did then stand adjourned at 8:03 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek