



**NOTICE OF
REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
MONDAY, APRIL 26, 2021, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Presentation of Awards

1. Jackson Moss

Proclamations

2. May 2021 as Motorcycle Safety and Awareness

Items of Community Interest

Pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Town Council. To comply with the provisions of the Open Meetings Act, the Town Council cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the Town Council. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Town Council.

- [3.](#) March 2021 Council Meeting Minutes
- [4.](#) March 2021 Financial Statements
- [5.](#) Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas, amending Ordinance 2020-08-858; the 2020-2021 budget as adopted.

Regular Agenda

- [6.](#) Conduct a public hearing regarding a request from KSW Holding Hickory Creek, LP to amend the current PD (Planned Development) zoning designation on two (2) tracts of land legally described as A1120A H.H. Swisher 50, 5.0 acres and TR 50A(1)(PT), 33.8629 acres, Town of Hickory Creek, Denton County, Texas and consider and act on the same. The properties are located in the 1800 Block of Turbeville Road.
- [7.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, nominating one candidate to a slate of nominees for the board of managers of the Denco Area 9-1-1 District.
- [8.](#) Consider and act on a a final plat of Lake Dallas RV Park Phase II, Lot 1, Block 1; being 1.013 acres of land out of the L. Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located at 661 S Main Street.
- [9.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Halff Associates, Inc. concerning GIS Services.
- [10.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Mobile Communications America concerning equipment and service maintenance.
- [11.](#) Consider and act on nomination of the 2021 Hickory Creek Scholars of the Year.
- [12.](#) Consider and act on nomination of the 2021 Hickory Creek Sportsman of the Year.
- [13.](#) Consider and act on nomination of the 2021 Hickory Creek Sportswoman of the Year.
14. Discussion regarding 2020 Citizen and Business of the Year.
15. Discussion regarding utilizing American Rescue Act Funding for broadband in a public/private partnership.
16. Discussion regarding yearly appreciation dinner for volunteers and staff.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council will convene into executive session 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.

17. DCAD Property ID 62326

18. Economic development agreement related to property located at 1851 Turbeville Road.

Section 551.087

Deliberation regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the government body seeks to have locate, stay or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

19. Economic development agreement related to property located at 1851 Turbeville Road.

Reconvene into Open Session

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

Adjournment

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on April 23, 2021 at 12:00 p.m.

A handwritten signature in cursive script, appearing to read "Kristi D. Rogers", written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek

Proclamation

by the

Mayor of the Town of Hickory Creek, Texas

WHEREAS, today's society is finding more citizens involved in motorcycling on the roads of our country; and

WHEREAS, motorcyclists are roughly unprotected and therefore more prone to injury or death in a crash than other vehicle drivers; and

WHEREAS, campaigns have helped inform riders and motorists alike on motorcycle safety issues to reduce motorcycle related risks, injuries, and, most of all, fatalities, through a comprehensive approach to motorcycle safety; and

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways of this country; and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and

WHEREAS, urging all citizens of our community to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve;

NOW, THEREFORE, I, Lynn C. Clark., Mayor of the Town of Hickory Creek, do hereby proclaim May 2021 as Motorcycle Safety and Awareness Month in the Town of Hickory Creek. Further, I urge all residents to do their part to increase safety and awareness in our community.

IN WITNESS WHEREOF, I have set my hand and caused the official seal of the Town of Hickory Creek, Texas to be affixed this the 26th day of April, 2021.

Lynn C. Clark, Mayor

ATTEST:

Kristi K. Rogers, Town Secretary

**SPECIAL MEETING OF THE TOWN COUNCIL
REMOTE MEETING
MONDAY, MARCH 29, 2021**

MINUTES

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

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
Councilmember Randy Gibbons
Councilmember Richard DuPree
Councilmember Chris Gordon
Mayor Pro Tem Paul Kenney
Councilmember Ian Theodore

Also in attendance:

John M. Smith, Jr., Town Administrator
Kristi K. Rogers, Town Secretary
Carey Dunn, Chief of Police
Trey Sargent, Town Attorney

Pledge of Allegiance to the U.S. And Texas Flags

John Smith, Town Administrator, led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Councilmember Ian Theodore gave the invocation.

Items of Community Interest

H.B. 1686 will be considered during the 87th Legislative Session. Texas. The proposed bill prohibits a city from adopting or enforcing an ordinance that prohibits on a single-family residential lot the raising or keeping of three or fewer beehives, six or fewer domestic fowls or six or fewer rabbits.

Public Comment

John Grosskopf, 131 Oakwood Lane, stated serving on the Parks and Recreation Board and residing in Hickory Creek for six years, he has had the privilege to get to know many citizens and will speak on behalf of many who wanted to attend, but were unable due to the short notice.

Town of Hickory Creek

March 29, 2021

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Concerns were expressed regarding calling special meetings and cancelling regular meetings for boards, commissions, and town council. Future meetings should be held on designated dates. No justification or data was provided relating to an expense of over \$47,000 to the Corps of Engineers for increased law enforcement. In the future, reasons should be given to spend hard earned tax money. Most of the items on the agenda are quite opaque and difficult for citizens to determine what each agenda item is all about. Mr. Grosskopf stated there are questions and concerns regarding every agenda item, however the most concerning are the zoning plan changes allowing apartment complexes and high density residential developments. The future actions of the town council coupled with recent actions taken for rapid development are diminishing the quality of the town. Town council decisions will change Hickory Creek forever and citizens object since they chose to live here because of the rural, small town character, the trees, lake and lack of city life congestion.

Patrick Dover, 110 Whitney Drive, stated he concurs with the previous statements and has resided in Hickory Creek for two years, moving here to be close to Corp of Engineers property. It is discouraging to see the number of trees that have been knocked down for development. Mr. Dover has looked on the town's website, trying to figure out the plan for development and the only planning document he found is dated 2008. He is surprised that social media is not utilized to inform citizens of meetings allowing them to voice their concerns and be a part of the community.

Leonard Cook, 202 Colt Lane, stated he moved to Hickory Creek for the nice country feel and low density. Sycamore Cove and Lennon Estates will increase traffic on Turbeville. Those developments and the apartments will diminish the small town atmosphere. Anything the council does to lower the congestion level will be appreciated.

Kerby Pierre, 210 Forestview Road, stated he is from Miami, a very busy city. He purchased his home in 2013 because of the peacefulness, trees and nature. It is an awesome town to live in, but that is rapidly dwindling. The town is growing too fast and there is congestion. Residents are not aware of the town council's plan for the future, but the number of homes should be limited. With so many trees gone, he has questions and concerns about Tree City USA.

Consent Agenda

1. February 2021 Financial Statements
2. 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."

Councilmember Gibbons requested item 2 be pulled from the consent agenda for separate discussion.

The town is a member of the Atmos Texas Municipalities ("ATM"). The ATM group was organized by a number of municipalities served by Atomos Energy Corporation and has been represented by the law firm of Herrera Law & Associates, PLLC to assist in reviewing applications to change rates submitted by Atmos Energy.

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Motion made by Councilmember Theodore to approve agenda item 2, Seconded by Councilmember DuPree.

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

3. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Halff Associates, Inc. for an environmental review.
4. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Halff Associates, Inc. for the TCEQ MS4 Permit Annual Report.
5. Consider and act on a resolution of the Town Council of the Town of Hickory Creek authorizing the Mayor of the Town of Hickory Creek, Texas to execute a contract for Increased Law Enforcement for Lewisville Lake lying within Hickory Creek, Texas by and between the Town of Hickory Creek and U.S. Army Corp of Engineers, Fort Worth District.

Mayor Clark requested item 5 be pulled from the consent agenda for separate discussion.

Chief Carey Dunn stated the town has provided increased law enforcement for the U.S. Army Corps of Engineers for twenty years and the dollar amount represented is a reimbursement to the town, not an expense.

Motion made by Councilmember Gordon to approve a resolution of the Town Council of the Town of Hickory Creek authorizing the Mayor of the Town of Hickory Creek, Texas to execute a contract for Increased Law Enforcement for Lewisville Lake lying within Hickory Creek, Texas, Seconded by Councilmember Theodore.

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

6. 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 an interlocal cooperation agreement for Shared Governance Communications and Dispatch Services System between the Town of Hickory Creek Police Department and Denton County.
7. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas establishing the Town's legislative agenda and priorities for the 87th Session of the Texas Legislature to include special called sessions and the interim.
8. 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 an agreement by and between the Town of Hickory Creek, Texas and Analisa Griffiths concerning on-site sewage facility services.

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9. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas hereby authorizing the Town Administrator of the Town of Hickory Creek, Texas to execute an agreement for the purchase of untreated water by and between the Town of Hickory Creek and the City of Dallas.

Motion made by Councilmember Gordon to approve consent agenda items 1,3,4 and 6-9 ,
Seconded by Councilmember DuPree.

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

Regular Agenda

10. Conduct a public hearing regarding an ordinance of the Town of Hickory Creek, Texas amending the Town's Code of Ordinances, Chapter 14: Zoning, Article XIII: C-1 Commercial District; Section 3 (2), Building Regulations to alter the opacity requirement within the district and consider and act on an ordinance for the same.

Mayor Clark called the public hearing to order at 6:26 p.m. With no one wishing to speak,
Mayor Clark closed the public hearing at 6:26 p.m.

Motion made by Councilmember Theodore to approve agenda item 10, Seconded by
Councilmember Gordon.

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

11. Conduct a public hearing regarding a request from Studio 2547 on behalf of Shirley Mae Goldfield, Richard Goldfield, Brian Goldfield and Susan Goldfield to designate the zoning as PD Planned Development on a 24.31 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" and part of a called 3.2515 acre tract of land described as "Tract 2" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas and consider and act on an ordinance for the same. The property is located in the 3400 block of FM 2181.

The town council approved a developer's agreement in May 2020. The developers of the property are Brad Boswell and Asher Hamilton. Matthew Peterson, Studio 2547, provided an overview of the project and answered questions from the town council.

Mayor Clark called the public hearing to order at 6:49 p.m.

John Grosskopf, 131 Oakwood Lane, stated he heard a lot of happy, happy talk from the developers, but he is interested in the environmental damages that will occur including tree removal, water runoff and air emissions from the development.

Nancy True, 12 Tanglewood Drive, stated she is upset with the high density development and expressed her extreme disappointment. A 500 unit apartment complex will bring increased crime and traffic to Hickory Creek.

Town of Hickory Creek

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Maura Lyons, 304 Pimlico Drive, stated the roads should be widened with the increased density. She is very disappointed because it seems the apartments are a done deal.

James Sheridan, 108 Shasta Drive, stated the police department should be increased with the addition of the apartment complex.

With no one else wishing to speak, Mayor Clark closed the public hearing at 6:55 p.m.

Motion made by Councilmember Gordon approve an ordinance designate the zoning as PD Planned Development on a 24.31 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" and part of a called 3.2515 acre tract of land described as "Tract 2" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas, Seconded by Councilmember Theodore.

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

12. Consider and act on a preliminary plat of Hickory Creek Multi-Family, Lot 1 and Lot 2, Block 1: being 24.344 acres in the H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 3400 block of FM 2181.

Lee Williams, Halff Engineering, provided comments and answered questions for the town council.

Motion made by Mayor Pro Tem Kenney to approve a preliminary plat of Hickory Creek Multi-Family, Lot 1 and Lot 2, Block 1: being 24.344 acres in the H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 3400 block of FM 2181, Seconded by Councilmember Theodore.

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

13. Consider and act on a minor replat of Country Oaks Estates Addition, Block A, Lots 6A, 6C and 6D, being 5.01 acres out of the S. Linthicum Survey, Abstract #1600 in the Town of Hickory Creek, Denton County, Texas. The property is located in the 200 block of Noble Oak Court.

Randy Wahl, the developer and his attorney, Sam Burke, provided an overview of the minor replat and answered questions from the town council.

Lee Williams, Halff Engineering, provided comments and answered questions from the town council.

Motion made by Councilmember Gordon to deny a minor replat of Country Oak Estates, per the ordinance that requires each residential lot to face a public street with a minimum street frontage of thirty (30) feet per lot, Seconded by Councilmember Theodore.

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

Town of Hickory Creek

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14. Consider and act on a final plat of Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 3700 block of Parkridge Drive.

The preliminary plat for Lennon Creek Addition was approved in August 2020.

Bruce French and Kristin Worthington, Tri Pointe Homes, provided an overview and answered questions from the town council.

Lee Williams, Halff Engineering, provided comments and answered questions from the town council.

Motion made by Mayor Pro Tem Kenney to approve a final plat of Lennon Creek Addition, being a 28.456 acre tract located in the M.E.P. & P.R.R Company Survey, Abstract No. 915 and H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 3700 block of Parkridge Drive, Seconded by Councilmember DuPree.

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

15. Consider and act on a final plat for Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas. The property is located in the 1200 block of Sycamore Bend Road south of Maynard Road.

The preliminary plat for Sycamore Cove Addition was approved in August 2020.

Thomas Fletcher, Kimley-Horn, answered questions from the town council regarding the final plat.

Motion made by Councilmember Gordon to approve a final plat for the Sycamore Cove Addition located in the 1200 block of Sycamore Bend Road south of Maynard Road, Seconded by Councilmember Theodore.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, 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 an agreement to amend and extend a contract by and between the Town of Hickory Creek, Texas and Watertoyz, LLC; and providing an effective date.

Motion made by Councilmember Theodore to approve a resolution hereby authorizing the Mayor of the Town of Hickory Creek, Texas, to execute an agreement to amend and extend a contract by and between the Town of Hickory Creek, Texas and Watertoyz, LLC, Seconded by Councilmember DuPree.

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

Town of Hickory Creek

March 29, 2021

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17. Consider and act on bids submitted for FY 2021 Capital Outlay Project BID# 2021-02.

John Smith, Town Administrator, and Lee Williams, Halff Engineering, answered questions from the town council.

Motion made by Councilmember Gordon to award the bid for FY Capital Outlay Project BID# 2021-02 to Don Smith Concrete, LLC in an amount not to exceed \$321,268.50, Seconded by Councilmember Theodore.

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

18. Consider and act on bids submitted for Shorehaven Drainage BID# 2021-03.

John Smith, Town Administrator and Lee Williams, Halff Engineering, answered questions from the town council.

Motion made by Councilmember DuPree to award the bid for Shorehaven Drainage BID# 2021-03 to Capko Concrete Structure, LLC in an amount not to exceed \$209,873.00, Seconded by Mayor Pro Tem Kenney.

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

19. Consider and act on an ordinance of the Town of Hickory Creek, Texas, granting to Denton County Electric Cooperative, Inc., d/b/a CoServ Electric, and its successors and assigns, the non-exclusive right to use and occupy rights-of-way within the Town of Hickory Creek, Texas for the construction and operation of an electric transmission and distribution system, prescribing conditions governing the use of the public rights-of-way; providing for compensation therefor, providing for and an effective date and a term of said franchise, providing for written acceptance of this franchise.

No action taken.

20. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the Mayor of the Town of Hickory Creek, Texas to accept a voluntary petition for annexation of 10.044 acres of real property located in the J. Ramsey Survey, Abstract No. 1075, Denton County, Texas.

No action taken.

21. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, setting a date, time and place for a public hearing on the proposed annexation of a 10.044 acres of certain property located in the J. Ramsey Survey, Abstract No. 1075, Denton County, Texas by the Town of Hickory Creek, Texas and authorizing and directing the Mayor to publish notice of said public hearing.

No action taken.

Adjournment

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

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

The meeting did then stand adjourned at 9:14 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek

Town of Hickory Creek
Balance Sheet
As of March 31, 2021

| | <u>Mar 31, 21</u> |
|----------------------------------|-----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| BOA - Animal Shelter Fund | 19,245.81 |
| BOA - Drug Forfeiture | 1,950.84 |
| BOA - Drug Seizure | 5,286.37 |
| BOA - General Fund | 167,121.05 |
| BOA - Parks and Recreation | 147,059.95 |
| BOA - Police State Training | 5,183.53 |
| Logic 2020 CO's | 4,005,396.11 |
| Logic Animal Shelter Facility | 9,578.15 |
| Logic Harbor Ln-Sycamore Bend | 80,373.61 |
| Logic Investment Fund | 6,549,478.76 |
| Logic Turbeville Road | 94,874.42 |
| Total Checking/Savings | <u>11,085,548.60</u> |
| Accounts Receivable | |
| Municipal Court Payments | 17,109.20 |
| Total Accounts Receivable | <u>17,109.20</u> |
| Total Current Assets | <u>11,102,657.80</u> |
| TOTAL ASSETS | <u>11,102,657.80</u> |
| LIABILITIES & EQUITY | 0.00 |

Town of Hickory Creek
Profit & Loss
March 2021

| | Mar 21 |
|-----------------------------------|------------|
| Ordinary Income/Expense | |
| Income | |
| Ad Valorem Tax Revenue | |
| 4002 M&O | 15,025.12 |
| 4004 M&O Penalties & Interest | 907.52 |
| 4006 Delinquent M&O | -2,242.40 |
| 4008 I&S Debt Service | 9,209.13 |
| 4010 I&S Penalties & Interest | 550.51 |
| 4012 Delinquent I&S | -1,485.65 |
| Total Ad Valorem Tax Revenue | 21,964.23 |
| Building Department Revenue | |
| 4102 Building Permits | 104,739.85 |
| 4104 Certificate of Occupancy | 4,250.00 |
| 4106 Contractor Registration | 375.00 |
| 4122 Septic Permits | 425.00 |
| 4124 Sign Permits | 595.00 |
| 4128 Variance Fee | 1,000.00 |
| Total Building Department Revenue | 111,384.85 |
| Franchise Fee Revenue | |
| 4212 Republic Services | 4,177.09 |
| Total Franchise Fee Revenue | 4,177.09 |
| Interest Revenue | |
| 4302 Animal Shelter Interest | 1.61 |
| 4308 Drug Forfeiture Interest | 0.08 |
| 4310 Drug Seizure Interest | 0.22 |
| 4314 Logic Investment Interest | 855.95 |
| 4322 Logic Turbeville Road | 7.78 |
| 4326 PD State Training Interest | 0.22 |
| 4328 Logic Harbor/Sycamore Bend | 6.57 |
| Total Interest Revenue | 872.43 |
| Miscellaneous Revenue | |
| 4502 Animal Adoption & Impound | 1,290.00 |
| 4508 Annual Park Passes | 5,514.95 |
| 4510 Arrowhead Park Fees | 2,515.00 |
| 4530 Other Receivables | 20,759.30 |
| 4536 Point Vista Park Fees | 665.00 |
| 4550 Sycamore Bend Fees | 2,690.00 |
| 4558 Harbor Lane/Sycamore Bend | 5,250.00 |
| Total Miscellaneous Revenue | 38,684.25 |
| Municipal Court Revenue | |
| 4602 Building Security Fund | 1,888.65 |
| 4604 Citations | 63,501.22 |
| 4606 Court Technology Fund | 1,630.19 |
| 4608 Jury Fund | 35.04 |
| 4610 Truancy Fund | 1,752.68 |
| 4612 State Court Costs | 37,153.03 |

Town of Hickory Creek
Profit & Loss
March 2021

| | Mar 21 |
|---------------------------------|------------|
| 4614 Child Safety Fee | 150.00 |
| Total Municipal Court Revenue | 106,110.81 |
| Sales Tax Revenue | |
| 4702 Sales Tax General Fund | 106,671.46 |
| 4706 Sales Tax 4B Corporation | 35,557.15 |
| 4708 Sales Tax Mixed Beverage | 2,200.25 |
| Total Sales Tax Revenue | 144,428.86 |
| Total Income | 427,622.52 |
| Gross Profit | 427,622.52 |
| Expense | |
| Capital Outlay | |
| 5030 Sycamore Bend Construction | 97,057.50 |
| Total Capital Outlay | 97,057.50 |
| Debt Service | |
| 5106 2012 Refunding Bond Series | 6,157.11 |
| Total Debt Service | 6,157.11 |
| General Government | |
| 5206 Computer Hardware/Software | 609.57 |
| 5208 Copier Rental | 340.99 |
| 5210 Dues & Memberships | 1,832.91 |
| 5212 EDC Tax Payment | 35,557.15 |
| 5216 Volunteer/Staff Events | 342.89 |
| 5218 General Communications | 264.95 |
| 5222 Office Supplies & Equip. | 66.09 |
| 5224 Postage | 1,335.40 |
| 5228 Town Council/Board Expense | 55.79 |
| Total General Government | 40,405.74 |
| Municipal Court | |
| 5304 Building Security | 92.70 |
| 5312 Court Technology | 1,451.00 |
| 5318 Merchant Fees/Credit Cards | -422.57 |
| 5326 Training & Education | 100.00 |
| 5332 Warrants Collected | -5,681.04 |
| Total Municipal Court | -4,459.91 |
| Parks and Recreation | |
| 5408 Tanglewood Park | 58.75 |
| Total Parks and Recreation | 58.75 |
| Parks Corps of Engineer | |
| 5432 Arrowhead | 121.91 |
| 5434 Harbor Grove | 29.43 |
| 5436 Point Vista | 109.35 |

Town of Hickory Creek
Profit & Loss
March 2021

| | Mar 21 |
|---------------------------------|---------------|
| 5438 Sycamore Bend | 8,906.36 |
| Total Parks Corps of Engineer | 9,167.05 |
| Personnel | |
| 5502 Administration Wages | 24,981.57 |
| 5504 Municipal Court Wages | 8,913.66 |
| 5506 Police Wages | 60,708.27 |
| 5507 Police Overtime Wages | 866.04 |
| 5508 Public Works Wages | 15,213.47 |
| 5509 Public Works Overtime Wage | 0.00 |
| 5510 Health Insurance | 19,757.17 |
| 5514 Payroll Expense | 4,086.26 |
| 5516 Employment Exams | 480.80 |
| 5518 Retirement (TMRS) | 29,956.70 |
| 5522 Workman's Compensation | 3,084.00 |
| Total Personnel | 168,047.94 |
| Police Department | |
| 5602 Auto Gas & Oil | 4,105.99 |
| 5606 Auto Maintenance & Repair | 3,359.50 |
| 5612 Computer Hardware/Software | 1,588.79 |
| 5626 Office Supplies/Equipment | 67.63 |
| 5636 Uniforms | 269.50 |
| 5640 Training & Education | 1,299.00 |
| 5648 K9 Unit | 113.88 |
| Total Police Department | 10,804.29 |
| Public Works Department | |
| 5706 Animal Control Supplies | 430.22 |
| 5708 Animal Control Vet Fees | 227.69 |
| 5710 Auto Gas & Oil | 2,727.28 |
| 5714 Auto Maintenance/Repair | 4,092.60 |
| 5718 Computer Hardware/Software | 725.48 |
| 5724 Equipment Maintenance | 2,088.41 |
| 5728 Equipment Supplies | 285.88 |
| 5732 Office Supplies/Equipment | -25.15 |
| 5734 Communications | 568.24 |
| 5742 Uniforms | 201.84 |
| Total Public Works Department | 11,322.49 |
| Services | |
| 5802 Appraisal District | 3,074.59 |
| 5814 Engineering | 24,104.26 |
| 5818 Inspections | 11,907.00 |
| 5822 Legal Notices/Advertising | 126.90 |
| 5824 Library Services | 50.00 |
| 5826 Municipal Judge | 1,020.00 |
| 5828 Printing | 359.99 |
| 5832 Computer Technical Support | 5.00 |
| Total Services | 40,647.74 |

3:58 PM
04/21/21
Accrual Basis

Town of Hickory Creek
Profit & Loss
March 2021

| | Mar 21 |
|--|------------------|
| Utilities & Maintenance | |
| 5902 Bldg Maintenance/Supplies | 1,779.40 |
| 5904 Electric | 2,645.82 |
| 5906 Gas | 415.47 |
| 5908 Street Lighting | 3,301.16 |
| 5910 Telephone | 4,640.08 |
| 5912 Water | 638.35 |
| | <hr/> |
| Total Utilities & Maintenance | 13,420.28 |
| | <hr/> |
| Total Expense | 392,628.98 |
| | <hr/> |
| Net Ordinary Income | 34,993.54 |
| | <hr/> |
| Net Income | 34,993.54 |
| | <hr/> <hr/> |

Budget vs. Actual Year to Date 49.99%

Accrual Basis

October 2020 through March 2021

| | Oct '20 - Mar 21 | Budget | % of Budget |
|--|---------------------|---------------------|---------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Ad Valorem Tax Revenue | | | |
| 4002 M&O | 1,258,103.87 | 1,312,360.00 | 95.9% |
| 4004 M&O Penalties & Interest | 1,667.31 | 4,500.00 | 37.1% |
| 4006 Delinquent M&O | -702.03 | 5,000.00 | -14.0% |
| 4008 I&S Debt Service | 770,950.47 | 804,368.00 | 95.8% |
| 4010 I&S Penalties & Interest | 773.56 | 2,500.00 | 30.9% |
| 4012 Delinquent I&S | -675.42 | 4,000.00 | -16.9% |
| Total Ad Valorem Tax Revenue | 2,030,117.76 | 2,132,728.00 | 95.2% |
| Building Department Revenue | | | |
| 4102 Building Permits | 1,043,912.35 | 350,000.00 | 298.3% |
| 4104 Certificate of Occupancy | 22,325.00 | 500.00 | 4,465.0% |
| 4106 Contractor Registration | 5,525.00 | 5,000.00 | 110.5% |
| 4108 Preliminary/Final Plat | 4,250.00 | 0.00 | 100.0% |
| 4110 Prelim/Final Site Plan | 1,200.00 | 0.00 | 100.0% |
| 4112 Health Inspections | 9,660.00 | 10,000.00 | 96.6% |
| 4122 Septic Permits | 2,125.00 | 0.00 | 100.0% |
| 4124 Sign Permits | 740.00 | 1,600.00 | 46.3% |
| 4126 Special Use Permit | 0.00 | 200.00 | 0.0% |
| 4128 Variance Fee | 2,000.00 | 500.00 | 400.0% |
| 4130 Vendor Fee | 0.00 | 75.00 | 0.0% |
| 4132 Alarm Permit Fees | 450.00 | 1,200.00 | 37.5% |
| Total Building Department Revenue | 1,092,187.35 | 369,075.00 | 295.9% |
| Franchise Fee Revenue | | | |
| 4202 Atmos Energy | 0.00 | 40,500.00 | 0.0% |
| 4204 Charter Communications | 21,215.92 | 39,000.00 | 54.4% |
| 4206 CenturyLink | 160.38 | 1,500.00 | 10.7% |
| 4208 CoServ | 2,357.01 | 4,200.00 | 56.1% |
| 4210 Oncor Electric | 141,370.64 | 138,000.00 | 102.4% |
| 4212 Republic Services | 25,195.43 | 44,500.00 | 56.6% |
| Total Franchise Fee Revenue | 190,299.38 | 267,700.00 | 71.1% |
| Interest Revenue | | | |
| 4302 Animal Shelter Interest | 11.42 | 0.00 | 100.0% |
| 4308 Drug Forfeiture Interest | 0.47 | 0.00 | 100.0% |
| 4310 Drug Seizure Interest | 0.93 | 0.00 | 100.0% |
| 4314 Logic Investment Interest | 5,201.79 | 45,600.00 | 11.4% |
| 4320 Logic Street/Road Improv. | 17.99 | 1,100.00 | 1.6% |
| 4322 Logic Turbeville Road | 94.74 | 950.00 | 10.0% |
| 4326 PD State Training Interest | 1.29 | 0.00 | 100.0% |
| 4328 Logic Harbor/Sycamore Bend | 36.39 | 0.00 | 100.0% |
| Total Interest Revenue | 5,365.02 | 47,650.00 | 11.3% |
| Interlocal Revenue | | | |
| 4402 Corp Contract Current Year | 0.00 | 41,500.00 | 0.0% |
| Total Interlocal Revenue | 0.00 | 41,500.00 | 0.0% |
| Miscellaneous Revenue | | | |
| 4502 Animal Adoption & Impound | 5,337.45 | 8,600.00 | 62.1% |
| 4506 Animal Shelter Donations | 1,466.13 | 500.00 | 293.2% |
| 4508 Annual Park Passes | 9,537.55 | 20,000.00 | 47.7% |
| 4510 Arrowhead Park Fees | 9,772.00 | 22,000.00 | 44.4% |
| 4512 Beer & Wine Permit | 30.00 | 150.00 | 20.0% |
| 4516 Corp Parks Fund Reserve | 0.00 | 36,500.00 | 0.0% |
| 4518 Drug Forfeiture | 0.00 | 0.00 | 0.0% |
| 4520 Drug Seizure | 3,904.00 | 0.00 | 100.0% |
| 4522 EDCPayment/Ronald Reagan | 0.00 | 45,778.00 | 0.0% |
| 4524 Fund Balance Reserve | 0.00 | 224,210.00 | 0.0% |
| 4526 Mineral Rights | 0.00 | 0.00 | 0.0% |
| 4530 Other Receivables | 245,291.84 | 48,000.00 | 511.0% |
| 4534 PD State Training | 1,184.79 | 0.00 | 100.0% |
| 4536 Point Vista Park Fees | 3,305.75 | 6,500.00 | 50.9% |
| 4546 Street Improv Restricted | 0.00 | 650,000.00 | 0.0% |
| 4550 Sycamore Bend Fees | 12,758.00 | 15,000.00 | 85.1% |
| 4554 Building Security Fund Res | 0.00 | 5,000.00 | 0.0% |
| 4556 Court Tech Fund Reserve | 0.00 | 0.00 | 0.0% |
| 4558 Harbor Lane/Sycamore Bend | 10,500.00 | 0.00 | 100.0% |
| 4560 2020 CO Proceeds | 0.00 | 0.00 | 0.0% |
| Total Miscellaneous Revenue | 303,087.51 | 1,082,238.00 | 28.0% |
| Municipal Court Revenue | | | |

Budget vs. Actual Year to Date 49.99%

Accrual Basis

October 2020 through March 2021

| | Oct '20 - Mar 21 | Budget | % of Budget |
|--------------------------------------|---------------------|---------------------|--------------|
| 4602 Building Security Fund | 8,049.24 | 9,270.00 | 86.8% |
| 4604 Citations | 239,455.46 | 450,000.00 | 53.2% |
| 4606 Court Technology Fund | 6,507.82 | 12,115.00 | 53.7% |
| 4608 Jury Fund | 153.44 | 150.00 | 102.3% |
| 4610 Truancy Fund | 7,675.83 | 5,000.00 | 153.5% |
| 4612 State Court Costs | 154,808.24 | 208,000.00 | 74.4% |
| 4614 Child Safety Fee | 550.00 | 750.00 | 73.3% |
| Total Municipal Court Revenue | 417,200.03 | 685,285.00 | 60.9% |
| Sales Tax Revenue | | | |
| 4702 Sales Tax General Fund | 734,498.26 | 1,237,500.00 | 59.4% |
| 4706 Sales Tax 4B Corporation | 244,832.76 | 412,500.00 | 59.4% |
| 4708 Sales Tax Mixed Beverage | 11,952.94 | 7,000.00 | 170.8% |
| Total Sales Tax Revenue | 991,283.96 | 1,657,000.00 | 59.8% |
| Total Income | 5,029,541.01 | 6,283,176.00 | 80.0% |
| Gross Profit | 5,029,541.01 | 6,283,176.00 | 80.0% |
| Expense | | | |
| Capital Outlay | | | |
| 5010 Street Maintenance | 11,229.78 | 25,000.00 | 44.9% |
| 5012 Streets & Road Improvement | 34,789.84 | 650,000.00 | 5.4% |
| 5022 Parks and Rec Improvements | 0.00 | 0.00 | 0.0% |
| 5024 Public Safety Improvements | 0.00 | 0.00 | 0.0% |
| 5026 Fleet Purchase/Replacement | 10,487.00 | 52,000.00 | 20.2% |
| 5030 Sycamore Bend Construction | 197,405.00 | 0.00 | 100.0% |
| Total Capital Outlay | 253,911.62 | 727,000.00 | 34.9% |
| Debt Service | | | |
| 5106 2012 Refunding Bond Series | 6,157.11 | 267,258.00 | 2.3% |
| 5110 2015 Refunding Bond Series | 54,775.00 | 314,550.00 | 17.4% |
| 5112 2015 C.O. Series | 58,075.00 | 276,150.00 | 21.0% |
| 5114 2020 C.O. Series | 27,137.50 | 207,575.00 | 13.1% |
| Total Debt Service | 146,144.61 | 1,065,533.00 | 13.7% |
| General Government | | | |
| 5202 Bank Service Charges | 15.00 | 50.00 | 30.0% |
| 5204 Books & Subscriptions | 0.00 | 300.00 | 0.0% |
| 5206 Computer Hardware/Softwa... | 14,378.40 | 108,000.00 | 13.3% |
| 5208 Copier Rental | 1,684.19 | 2,500.00 | 67.4% |
| 5210 Dues & Memberships | 2,329.81 | 2,000.00 | 116.5% |
| 5212 EDC Tax Payment | 244,832.76 | 412,500.00 | 59.4% |
| 5214 Election Expenses | 0.00 | 12,500.00 | 0.0% |
| 5216 Volunteer/Staff Events | 3,475.29 | 6,500.00 | 53.5% |
| 5218 General Communications | 4,772.13 | 16,000.00 | 29.8% |
| 5222 Office Supplies & Equip. | 1,722.65 | 2,500.00 | 68.9% |
| 5224 Postage | 3,844.92 | 4,000.00 | 96.1% |
| 5226 Community Cause | 20.00 | 3,000.00 | 0.7% |
| 5228 Town Council/Board Expen... | 302.66 | 5,500.00 | 5.5% |
| 5230 Training & Education | 75.00 | 1,500.00 | 5.0% |
| 5232 Travel Expense | 0.00 | 1,500.00 | 0.0% |
| 5234 Staff Uniforms | 975.92 | 950.00 | 102.7% |
| Total General Government | 278,428.73 | 579,300.00 | 48.1% |
| Municipal Court | | | |
| 5302 Books & Subscriptions | 0.00 | 75.00 | 0.0% |
| 5304 Building Security | 3,179.60 | 9,270.00 | 34.3% |
| 5312 Court Technology | 8,596.97 | 12,115.00 | 71.0% |
| 5314 Dues & Memberships | 0.00 | 200.00 | 0.0% |
| 5318 Merchant Fees/Credit Cards | -480.41 | 0.00 | 100.0% |
| 5322 Office Supplies/Equipment | 487.45 | 1,200.00 | 40.6% |
| 5324 State Court Costs | 142,981.44 | 245,000.00 | 58.4% |
| 5326 Training & Education | 155.00 | 500.00 | 31.0% |
| 5328 Travel Expense | 0.00 | 500.00 | 0.0% |
| 5332 Warrants Collected | -7,957.64 | 0.00 | 100.0% |
| Total Municipal Court | 146,962.41 | 268,860.00 | 54.7% |
| Parks and Recreation | | | |
| 5402 Events | 0.00 | 1,000.00 | 0.0% |
| 5408 Tanglewood Park | 2,883.35 | 1,500.00 | 192.2% |
| 5412 KHCB | 275.00 | 500.00 | 55.0% |
| 5414 Tree City USA | 0.00 | 1,500.00 | 0.0% |
| 5416 Town Hall Park | 0.00 | 0.00 | 0.0% |

Budget vs. Actual Year to Date 49.99%

Accrual Basis

October 2020 through March 2021

| | Oct '20 - Mar 21 | Budget | % of Budget |
|--------------------------------------|------------------|--------------|-------------|
| Total Parks and Recreation | 3,158.35 | 4,500.00 | 70.2% |
| Parks Corps of Engineer | | | |
| 5432 Arrowhead | 4,682.83 | 60,000.00 | 7.8% |
| 5434 Harbor Grove | 331.62 | 15,000.00 | 2.2% |
| 5436 Point Vista | 3,150.22 | 5,000.00 | 63.0% |
| 5438 Sycamore Bend | 19,782.71 | 20,000.00 | 98.9% |
| Total Parks Corps of Engineer | 27,947.38 | 100,000.00 | 27.9% |
| Personnel | | | |
| 5502 Administration Wages | 161,934.99 | 314,055.00 | 51.6% |
| 5504 Municipal Court Wages | 58,309.31 | 122,640.00 | 47.5% |
| 5506 Police Wages | 361,791.87 | 797,635.00 | 45.4% |
| 5507 Police Overtime Wages | 3,061.91 | 8,000.00 | 38.3% |
| 5508 Public Works Wages | 98,451.14 | 205,748.00 | 47.9% |
| 5509 Public Works Overtime Wage | 442.84 | 1,600.00 | 27.7% |
| 5510 Health Insurance | 114,166.33 | 227,370.00 | 50.2% |
| 5512 Longevity | 11,796.00 | 12,225.00 | 96.5% |
| 5514 Payroll Expense | 13,580.87 | 20,000.00 | 67.9% |
| 5516 Employment Exams | 585.80 | 2,500.00 | 23.4% |
| 5518 Retirement (TMRS) | 104,312.49 | 191,225.00 | 54.5% |
| 5520 Unemployment (TWC) | 220.27 | 3,600.00 | 6.1% |
| 5522 Workman's Compensation | 25,720.00 | 25,500.00 | 100.9% |
| Total Personnel | 954,373.82 | 1,932,098.00 | 49.4% |
| Police Department | | | |
| 5602 Auto Gas & Oil | 11,359.78 | 20,000.00 | 56.8% |
| 5606 Auto Maintenance & Repair | 11,987.11 | 25,000.00 | 47.9% |
| 5610 Books & Subscriptions | 330.00 | 500.00 | 66.0% |
| 5612 Computer Hardware/Softwa... | 14,328.27 | 45,000.00 | 31.8% |
| 5614 Crime Lab Analysis | 2,296.99 | 2,000.00 | 114.8% |
| 5616 Drug Forfeiture | 0.00 | 0.00 | 0.0% |
| 5618 Dues & Memberships | 30.00 | 500.00 | 6.0% |
| 5626 Office Supplies/Equipment | 1,468.63 | 1,800.00 | 81.6% |
| 5630 Personnel Equipment | 22,693.94 | 25,000.00 | 90.8% |
| 5634 Travel Expense | 1,009.87 | 3,000.00 | 33.7% |
| 5636 Uniforms | 2,880.27 | 6,000.00 | 48.0% |
| 5640 Training & Education | 2,214.00 | 7,500.00 | 29.5% |
| 5644 Citizens on Patrol | 0.00 | 500.00 | 0.0% |
| 5646 Community Outreach | 368.27 | 1,000.00 | 36.8% |
| 5648 K9 Unit | 1,536.69 | 1,500.00 | 102.4% |
| Total Police Department | 72,503.82 | 139,300.00 | 52.0% |
| Public Works Department | | | |
| 5702 Animal Control Donation | 0.00 | 500.00 | 0.0% |
| 5704 Animal Control Equipment | 111.42 | 600.00 | 18.6% |
| 5706 Animal Control Supplies | 615.70 | 1,000.00 | 61.6% |
| 5708 Animal Control Vet Fees | 1,912.47 | 7,500.00 | 25.5% |
| 5710 Auto Gas & Oil | 6,442.51 | 9,500.00 | 67.8% |
| 5714 Auto Maintenance/Repair | 16,079.42 | 5,000.00 | 321.6% |
| 5716 Beautification | 2,854.24 | 95,000.00 | 3.0% |
| 5718 Computer Hardware/Softwa... | 725.48 | 1,000.00 | 72.5% |
| 5720 Dues & Memberships | 0.00 | 350.00 | 0.0% |
| 5722 Equipment | 4,795.62 | 5,000.00 | 95.9% |
| 5724 Equipment Maintenance | 2,991.71 | 6,000.00 | 49.9% |
| 5726 Equipment Rental | 0.00 | 4,500.00 | 0.0% |
| 5728 Equipment Supplies | 3,398.39 | 6,500.00 | 52.3% |
| 5732 Office Supplies/Equipment | 332.96 | 500.00 | 66.6% |
| 5734 Communications | 2,087.14 | 3,800.00 | 54.9% |
| 5738 Training | 600.00 | 800.00 | 75.0% |
| 5740 Travel Expense | 0.00 | 1,000.00 | 0.0% |
| 5742 Uniforms | 753.12 | 2,600.00 | 29.0% |
| 5748 Landscaping Services | 16,276.74 | 140,000.00 | 11.6% |
| Total Public Works Department | 59,976.92 | 291,150.00 | 20.6% |
| Services | | | |
| 5802 Appraisal District | 9,240.78 | 12,400.00 | 74.5% |
| 5804 Attorney Fees | 6,032.50 | 60,000.00 | 10.1% |
| 5806 Audit | 13,500.00 | 14,500.00 | 93.1% |
| 5808 Codification | 1,586.47 | 2,400.00 | 66.1% |
| 5812 Document Management | 0.00 | 600.00 | 0.0% |
| 5814 Engineering | 66,850.53 | 115,000.00 | 58.1% |
| 5816 General Insurance | 35,426.64 | 34,681.00 | 102.2% |
| 5818 Inspections | 127,876.00 | 56,000.00 | 228.4% |
| 5820 Fire Service | 306,816.50 | 615,000.00 | 49.9% |

Budget vs. Actual Year to Date 49.99%

Accrual Basis

October 2020 through March 2021

| | Oct '20 - Mar 21 | Budget | % of Budget |
|--|---------------------|---------------------|---------------|
| 5822 Legal Notices/Advertising | 1,180.80 | 2,500.00 | 47.2% |
| 5824 Library Services | 528.15 | 500.00 | 105.6% |
| 5826 Municipal Judge | 6,120.00 | 13,000.00 | 47.1% |
| 5828 Printing | 951.70 | 1,500.00 | 63.4% |
| 5830 Tax Collection | 2,488.00 | 3,000.00 | 82.9% |
| 5832 Computer Technical Support | 41,390.00 | 41,750.00 | 99.1% |
| 5838 DCCAC | 0.00 | 2,172.00 | 0.0% |
| 5840 Denton County Dispatch | 0.00 | 29,632.00 | 0.0% |
| 5844 Helping Hands | 0.00 | 200.00 | 0.0% |
| 5846 Span Transit Services | 0.00 | 100.00 | 0.0% |
| Total Services | 619,988.07 | 1,004,935.00 | 61.7% |
| Special Events | | | |
| 6004 Fourth of July Celebration | 0.00 | 7,000.00 | 0.0% |
| 6008 Tree Lighting | 2,356.24 | 6,000.00 | 39.3% |
| Total Special Events | 2,356.24 | 13,000.00 | 18.1% |
| Utilities & Maintenance | | | |
| 5902 Bldg Maintenance/Supplies | 21,609.16 | 65,000.00 | 33.2% |
| 5904 Electric | 13,516.18 | 20,000.00 | 67.6% |
| 5906 Gas | 1,310.77 | 1,500.00 | 87.4% |
| 5908 Street Lighting | 19,502.52 | 33,000.00 | 59.1% |
| 5910 Telephone | 21,156.13 | 28,000.00 | 75.6% |
| 5912 Water | 4,269.91 | 10,000.00 | 42.7% |
| Total Utilities & Maintenance | 81,364.67 | 157,500.00 | 51.7% |
| Total Expense | 2,647,116.64 | 6,283,176.00 | 42.1% |
| Net Ordinary Income | 2,382,424.37 | 0.00 | 100.0% |
| Net Income | 2,382,424.37 | 0.00 | 100.0% |

3:58 PM

04/21/21

Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00

March 2021

| Type | Date | Num | Name | Amount |
|---------------------------------------|------------|----------|--|-----------|
| Ordinary Income/Expense | | | | |
| Expense | | | | |
| Debt Service | | | | |
| 5106 2012 Refunding Bond Series | | | | |
| Check | 03/23/2021 | 4078 | BBVA USA | 6,157.11 |
| Total 5106 2012 Refunding Bond Series | | | | 6,157.11 |
| Total Debt Service | | | | 6,157.11 |
| General Government | | | | |
| 5210 Dues & Memberships | | | | |
| Check | 03/16/2021 | Debit | Texas Municipal League | 1,316.00 |
| Total 5210 Dues & Memberships | | | | 1,316.00 |
| 5212 EDC Tax Payment | | | | |
| Check | 03/15/2021 | 4076 | Hickory Creek Economic Development | 35,557.15 |
| Total 5212 EDC Tax Payment | | | | 35,557.15 |
| Total General Government | | | | 36,873.15 |
| Municipal Court | | | | |
| 5332 Warrants Collected | | | | |
| Bill | 03/15/2021 | Invoi... | McCreary, Veselka, Bragg and Allen, P.C. | 2,208.54 |
| Total 5332 Warrants Collected | | | | 2,208.54 |
| Total Municipal Court | | | | 2,208.54 |
| Parks Corps of Engineer | | | | |
| 5438 Sycamore Bend | | | | |
| Bill | 03/01/2021 | Invoi... | Waste Management of DFW RDF | 3,943.34 |
| Bill | 03/29/2021 | Inv ... | Waste Management of DFW RDF | 4,729.50 |
| Total 5438 Sycamore Bend | | | | 8,672.84 |
| Total Parks Corps of Engineer | | | | 8,672.84 |
| Police Department | | | | |
| 5602 Auto Gas & Oil | | | | |
| Check | 03/01/2021 | Debit | WEX INC DESFLEET DEBI | 1,952.98 |
| Check | 03/31/2021 | Debit | WEX Bank | 2,153.01 |
| Total 5602 Auto Gas & Oil | | | | 4,105.99 |
| 5640 Training & Education | | | | |
| Check | 03/19/2021 | Debit | CHECKCARD 0317 THE NATIONAL CHI | 1,299.00 |
| Total 5640 Training & Education | | | | 1,299.00 |
| Total Police Department | | | | 5,404.99 |
| Public Works Department | | | | |
| 5710 Auto Gas & Oil | | | | |
| Check | 03/01/2021 | Debit | WEX INC DESFLEET DEBI | 1,053.20 |
| Check | 03/31/2021 | Debit | WEX Bank | 1,674.08 |
| Total 5710 Auto Gas & Oil | | | | 2,727.28 |
| 5714 Auto Maintenance/Repair | | | | |
| Check | 03/24/2021 | Debit | CHECKCARD 0322 IN *TRUXX POWERE | 1,248.00 |
| Total 5714 Auto Maintenance/Repair | | | | 1,248.00 |
| 5724 Equipment Maintenance | | | | |
| Bill | 03/15/2021 | Invoi... | Den-Tex Tractor Repair Service | 1,335.83 |
| Total 5724 Equipment Maintenance | | | | 1,335.83 |
| Total Public Works Department | | | | 5,311.11 |
| Services | | | | |

3:58 PM
04/21/21
Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00
March 2021

| Type | Date | Num | Name | Amount |
|-------------------------------|------------|----------|------------------------------|-------------|
| 5802 Appraisal District | | | | |
| Bill | 03/15/2021 | Invoi... | DCAD | 3,074.59 |
| Total 5802 Appraisal District | | | | 3,074.59 |
| 5814 Engineering | | | | |
| Bill | 03/29/2021 | Invoi... | Halff Associates, Inc. | 3,809.77 |
| Bill | 03/01/2021 | Invoi... | Halff Associates, Inc. | 5,431.21 |
| Bill | 03/29/2021 | Invoi... | Halff Associates, Inc. | 5,730.78 |
| Bill | 03/01/2021 | Invoi... | Halff Associates, Inc. | 9,132.50 |
| Total 5814 Engineering | | | | 24,104.26 |
| 5818 Inspections | | | | |
| Bill | 03/15/2021 | Invoi... | Vaughn Inspections Plus, LLC | 11,907.00 |
| Total 5818 Inspections | | | | 11,907.00 |
| 5826 Municipal Judge | | | | |
| Check | 03/01/2021 | | Alfons Knapp Bill Payment | 1,020.00 |
| Total 5826 Municipal Judge | | | | 1,020.00 |
| Total Services | | | | 40,105.85 |
| Utilities & Maintenance | | | | |
| 5904 Electric | | | | |
| Check | 03/31/2021 | Debit | Hudson Energy Services, LLC | 2,224.07 |
| Total 5904 Electric | | | | 2,224.07 |
| 5908 Street Lighting | | | | |
| Check | 03/31/2021 | Debit | Hudson Energy Services, LLC | 3,145.93 |
| Total 5908 Street Lighting | | | | 3,145.93 |
| 5910 Telephone | | | | |
| Check | 03/02/2021 | Debit | CenturyLink | 1,326.91 |
| Check | 03/31/2021 | Debit | CenturyLink | 1,326.91 |
| Total 5910 Telephone | | | | 2,653.82 |
| Total Utilities & Maintenance | | | | 8,023.82 |
| Total Expense | | | | 112,757.41 |
| Net Ordinary Income | | | | -112,757.41 |
| Net Income | | | | -112,757.41 |



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276015

ACCOUNT NAME: 2020 CERTIFICATES OF OBLIGATIONS

STATEMENT PERIOD: 03/01/2021 - 03/31/2021

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.0964%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 55 DAYS AND THE NET ASSET VALUE FOR 3/31/21 WAS 1.000103.

MONTHLY ACTIVITY DETAIL

| TRANSACTION DATE | DESCRIPTION | CONFIRMATION NUMBER | TRANSACTION AMOUNT | BALANCE |
|------------------|-------------------|---------------------|--------------------|--------------|
| | BEGINNING BALANCE | | | 4,005,068.16 |
| 03/31/2021 | MONTHLY POSTING | 9999888 | 327.95 | 4,005,396.11 |
| | ENDING BALANCE | | | 4,005,396.11 |

MONTHLY ACCOUNT SUMMARY

| | |
|-------------------|--------------|
| BEGINNING BALANCE | 4,005,068.16 |
| TOTAL DEPOSITS | 0.00 |
| TOTAL WITHDRAWALS | 0.00 |
| TOTAL INTEREST | 327.95 |
| ENDING BALANCE | 4,005,396.11 |
| AVERAGE BALANCE | 4,005,068.16 |

ACTIVITY SUMMARY (YEAR-TO-DATE)

| ACCOUNT NAME | DEPOSITS | WITHDRAWALS | INTEREST |
|----------------------------------|----------|-------------|----------|
| 2020 CERTIFICATES OF OBLIGATIONS | 0.00 | 0.00 | 1,075.68 |



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276007

ACCOUNT NAME: ANIMAL SHELTER FACILITY

STATEMENT PERIOD: 03/01/2021 - 03/31/2021

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.0964%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 55 DAYS AND THE NET ASSET VALUE FOR 3/31/21 WAS 1.000103.

MONTHLY ACTIVITY DETAIL

| TRANSACTION DATE | DESCRIPTION | CONFIRMATION NUMBER | TRANSACTION AMOUNT | BALANCE |
|------------------|-------------------|---------------------|--------------------|----------|
| | BEGINNING BALANCE | | | 9,577.36 |
| 03/31/2021 | MONTHLY POSTING | 9999888 | 0.79 | 9,578.15 |
| | ENDING BALANCE | | | 9,578.15 |

MONTHLY ACCOUNT SUMMARY

| | |
|-------------------|----------|
| BEGINNING BALANCE | 9,577.36 |
| TOTAL DEPOSITS | 0.00 |
| TOTAL WITHDRAWALS | 0.00 |
| TOTAL INTEREST | 0.79 |
| ENDING BALANCE | 9,578.15 |
| AVERAGE BALANCE | 9,577.36 |

ACTIVITY SUMMARY (YEAR-TO-DATE)

| ACCOUNT NAME | DEPOSITS | WITHDRAWALS | INTEREST |
|-------------------------|----------|-------------|----------|
| ANIMAL SHELTER FACILITY | 0.00 | 0.00 | 2.65 |



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276009

ACCOUNT NAME: HARBOR LANE - SYCAMORE BEND

STATEMENT PERIOD: 03/01/2021 - 03/31/2021

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.0964%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 55 DAYS AND THE NET ASSET VALUE FOR 3/31/21 WAS 1.000103.

MONTHLY ACTIVITY DETAIL

| TRANSACTION DATE | DESCRIPTION | CONFIRMATION NUMBER | TRANSACTION AMOUNT | BALANCE |
|------------------|-------------------|---------------------|--------------------|-----------|
| | BEGINNING BALANCE | | | 80,367.04 |
| 03/31/2021 | MONTHLY POSTING | 9999888 | 6.57 | 80,373.61 |
| | ENDING BALANCE | | | 80,373.61 |

MONTHLY ACCOUNT SUMMARY

| | |
|-------------------|-----------|
| BEGINNING BALANCE | 80,367.04 |
| TOTAL DEPOSITS | 0.00 |
| TOTAL WITHDRAWALS | 0.00 |
| TOTAL INTEREST | 6.57 |
| ENDING BALANCE | 80,373.61 |
| AVERAGE BALANCE | 80,367.04 |

ACTIVITY SUMMARY (YEAR-TO-DATE)

| ACCOUNT NAME | DEPOSITS | WITHDRAWALS | INTEREST |
|-----------------------------|----------|-------------|----------|
| HARBOR LANE - SYCAMORE BEND | 0.00 | 0.00 | 21.60 |



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276001

ACCOUNT NAME: INVESTMENT FUND

STATEMENT PERIOD: 03/01/2021 - 03/31/2021

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.0964%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 55 DAYS AND THE NET ASSET VALUE FOR 3/31/21 WAS 1.000103.

MONTHLY ACTIVITY DETAIL

| TRANSACTION DATE | DESCRIPTION | CONFIRMATION NUMBER | TRANSACTION AMOUNT | BALANCE |
|------------------|-------------------|---------------------|--------------------|--------------|
| | BEGINNING BALANCE | | | 6,398,950.76 |
| 03/24/2021 | ACH DEPOSIT | 6126988 | 225,000.00 | 6,623,950.76 |
| 03/29/2021 | ACH WITHDRAWAL | 6127098 | 75,000.00 - | 6,548,950.76 |
| 03/31/2021 | MONTHLY POSTING | 9999888 | 528.00 | 6,549,478.76 |
| | ENDING BALANCE | | | 6,549,478.76 |

MONTHLY ACCOUNT SUMMARY

| | |
|-------------------|--------------|
| BEGINNING BALANCE | 6,398,950.76 |
| TOTAL DEPOSITS | 225,000.00 |
| TOTAL WITHDRAWALS | 75,000.00 |
| TOTAL INTEREST | 528.00 |
| ENDING BALANCE | 6,549,478.76 |
| AVERAGE BALANCE | 6,449,757.21 |

ACTIVITY SUMMARY (YEAR-TO-DATE)

| ACCOUNT NAME | DEPOSITS | WITHDRAWALS | INTEREST |
|-----------------|--------------|-------------|----------|
| INVESTMENT FUND | 1,222,665.66 | 249,529.49 | 1,646.69 |



TOWN OF HICKORY CREEK
ATTN KRISTI K ROGERS
1075 RONALD REAGAN AVE
HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276002

ACCOUNT NAME: TURBEVILLE RD IMPROVEMENT FUND

STATEMENT PERIOD: 03/01/2021 - 03/31/2021

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.0964%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 55 DAYS AND THE NET ASSET VALUE FOR 3/31/21 WAS 1.000103.

MONTHLY ACTIVITY DETAIL

| TRANSACTION DATE | DESCRIPTION | CONFIRMATION NUMBER | TRANSACTION AMOUNT | BALANCE |
|------------------|-------------------|---------------------|--------------------|-----------|
| | BEGINNING BALANCE | | | 94,866.64 |
| 03/31/2021 | MONTHLY POSTING | 9999888 | 7.78 | 94,874.42 |
| | ENDING BALANCE | | | 94,874.42 |

MONTHLY ACCOUNT SUMMARY

| | |
|-------------------|-----------|
| BEGINNING BALANCE | 94,866.64 |
| TOTAL DEPOSITS | 0.00 |
| TOTAL WITHDRAWALS | 0.00 |
| TOTAL INTEREST | 7.78 |
| ENDING BALANCE | 94,874.42 |
| AVERAGE BALANCE | 94,866.64 |

ACTIVITY SUMMARY (YEAR-TO-DATE)

| ACCOUNT NAME | DEPOSITS | WITHDRAWALS | INTEREST |
|--------------------------------|----------|-------------|----------|
| TURBEVILLE RD IMPROVEMENT FUND | 0.00 | 0.00 | 25.50 |

TOWN OF HICKORY CREEK
ORDINANCE NO. 2021-04-____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, AMENDING ORDINANCE 2020-08-858; THE 2020-2021 BUDGET AS ADOPTED; PROVIDING A REPEALER, PROVIDING A SEVERABILITY CLAUSE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the amended budget as prepared by the Mayor of the Town of Hickory Creek, Texas has been presented during a regular meeting for the purposes of amending the 2020-2021 budget.

WHEREAS, on this the 26th day of April, 2021, the Town Council of the Town of Hickory Creek, Texas, in a public meeting duly called, pursuant to proper agenda item __, was presented the motion by Councilmember _____ which was properly seconded by Councilmember _____ providing for the adoption of the amended budget for the fiscal period October 1, 2020 to September 30, 2021; a vote being called the motion carried by a vote of _ in favor to _ against; accordingly the Ordinance passed.

The Town Council voted by roll-call as follows:

| | <u>Aye</u> | <u>Nay</u> |
|-----------------|------------|------------|
| Randy Gibbons: | ___ | ___ |
| Richard Dupree: | ___ | ___ |
| Chris Gordon: | ___ | ___ |
| Paul Kenney: | ___ | ___ |
| Ian Theodore: | ___ | ___ |

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS THAT:

SECTION 1
ADOPTION OF THE AMENDED BUDGET

The amended budget for the Town of Hickory Creek, Texas for the fiscal period beginning October 1, 2020 and ending September 30, 2021, in words and figures as shown therein is adopted and approved as filed herewith.

SECTION 2
REPEALER

That all ordinances of the Town of Hickory Creek, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances not in conflict with this ordinance shall remain in full force and effect.

SECTION 3
SEVERABILITY

That should any word, phrase, paragraph, section or portion of this ordinance, as amended hereby, be held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas, this the 26th day of April 2021 by a vote of ____ to ____.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent, III, Town Attorney
Town of Hickory Creek, Texas

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Ad Valorem Tax Revenue | | | | | |
| 4002 M&O | 1,258,103.87 | 1,312,360.00 | 95.87% | 1,312,360.00 | |
| 4004 M&O Penalties & Interest | 1,667.31 | 4,500.00 | 37.05% | 2,500.00 | (2,000.00) |
| 4006 Delinquent M&O | -702.03 | 5,000.00 | -14.04% | 1,000.00 | (4,000.00) |
| 4008 I&S Debt Service | 770,950.47 | 804,368.00 | 95.85% | 804,368.00 | |
| 4010 I&S Penalties & Interest | 773.56 | 2,500.00 | 30.94% | 1,000.00 | (1,500.00) |
| 4012 Delinquent I&S | -675.42 | 4,000.00 | -16.89% | 500.00 | (3,500.00) |
| Total Ad Valorem Tax Revenue | 2,030,117.76 | 2,132,728.00 | 95.19% | 2,121,728.00 | |
| Building Department Revenue | | | | | |
| 4102 Building Permits | 1,043,912.35 | 350,000.00 | 298.26% | 1,050,000.00 | 700,000.00 |
| 4104 Certificate of Occupancy | 22,325.00 | 500.00 | 4,465.0% | 23,000.00 | 22,500.00 |
| 4106 Contractor Registration | 5,525.00 | 5,000.00 | 110.5% | 6,000.00 | 1,000.00 |
| 4108 Preliminary/Final Plat | 4,250.00 | 0.00 | 100.0% | 4,250.00 | 4,250.00 |
| 4110 Prelim/Final Site Plan | 1,200.00 | 0.00 | 100.0% | 1,200.00 | 1,200.00 |
| 4112 Health Inspections | 9,660.00 | 10,000.00 | 96.6% | 10,000.00 | |
| 4122 Septic Permits | 2,125.00 | 0.00 | 100.0% | 3,000.00 | 3,000.00 |
| 4124 Sign Permits | 740.00 | 1,600.00 | 46.25% | 1,600.00 | |
| 4126 Special Use Permit | 0.00 | 200.00 | 0.0% | 200.00 | |
| 4128 Variance Fee | 2,000.00 | 500.00 | 400.0% | 2,000.00 | 1,500.00 |
| 4130 Vendor Fee | 0.00 | 75.00 | 0.0% | 75.00 | |
| 4132 Alarm Permit Fees | 450.00 | 1,200.00 | 37.5% | 650.00 | (550.00) |
| Total Building Department Revenue | 1,092,187.35 | 369,075.00 | 295.93% | 1,101,975.00 | |
| Franchise Fee Revenue | | | | | |
| 4202 Atmos Energy | 0.00 | 40,500.00 | 0.0% | 42,495.00 | 1,995.00 |
| 4204 Charter Communications | 21,215.92 | 39,000.00 | 54.4% | 39,000.00 | |
| 4206 CenturyLink | 160.38 | 1,500.00 | 10.69% | 1,500.00 | |
| 4208 CoServ | 2,357.01 | 4,200.00 | 56.12% | 4,200.00 | |
| 4210 Oncor Electric | 141,370.64 | 138,000.00 | 102.44% | 141,371.00 | 3,371.00 |
| 4212 Republic Services | 25,195.43 | 44,500.00 | 56.62% | 47,000.00 | 2,500.00 |
| Total Franchise Fee Revenue | 190,299.38 | 267,700.00 | 71.09% | 275,566.00 | |
| Interest Revenue | | | | | |
| 4302 Animal Shelter Interest | 11.42 | 0.00 | 100.0% | 12.00 | 12.00 |
| 4308 Drug Forfeiture Interest | 0.47 | 0.00 | 100.0% | 1.00 | 1.00 |
| 4310 Drug Seizure Interest | 0.93 | 0.00 | 100.0% | 1.00 | 1.00 |
| 4314 Logic Investment Interest | 5,201.79 | 45,600.00 | 11.41% | 7,500.00 | (38,100.00) |
| 4320 Logic Street/Road Improv. | 17.99 | 1,100.00 | 1.64% | 50.00 | (1,050.00) |
| 4322 Logic Turbeville Road | 94.74 | 950.00 | 9.97% | 150.00 | (800.00) |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--------------------------------------|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| 4326 PD State Training Interest | 1.29 | 0.00 | 100.0% | 2.00 | 2.00 |
| 4328 Logic Harbor/Sycamore Bend | 36.39 | 0.00 | 100.0% | 50.00 | 50.00 |
| Total Interest Revenue | 5,365.02 | 47,650.00 | 11.26% | 7,766.00 | |
| Interlocal Revenue | | | | | |
| 4402 Corp Contract Current Year | 0.00 | 41,500.00 | 0.00% | 47,293.00 | 5,793.00 |
| Total Interlocal Revenue | 0.00 | 41,500.00 | 0.00% | 47,293.00 | |
| Miscellaneous Revenue | | | | | |
| 4502 Animal Adoption & Impound | 5,337.45 | 8,600.00 | 62.06% | 8,600.00 | |
| 4506 Animal Shelter Donations | 1,466.13 | 500.00 | 293.23% | 1,500.00 | 1,000.00 |
| 4508 Annual Park Passes | 9,537.55 | 20,000.00 | 47.69% | 20,000.00 | |
| 4510 Arrowhead Park Fees | 9,772.00 | 22,000.00 | 44.42% | 22,000.00 | |
| 4512 Beer & Wine Permit | 30.00 | 150.00 | 20.0% | 150.00 | |
| 4516 Corp Parks Fund Reserve | 0.00 | 36,500.00 | 0.0% | 44,500.00 | 8,000.00 |
| 4518 Drug Forfeiture | 0.00 | 0.00 | 0.0% | 0.00 | |
| 4520 Drug Seizure | 3,904.00 | 0.00 | 100.0% | 3,904.00 | 3,904.00 |
| 4522 EDCPayment/Ronald Reagan | 0.00 | 45,778.00 | 0.0% | 45,778.00 | |
| 4524 Fund Balance Reserve | 0.00 | 224,210.00 | 0.0% | 75,600.00 | (148,610.00) |
| 4526 Mineral Rights | 0.00 | 0.00 | 0.0% | 0.00 | |
| 4530 Other Receivables | 245,291.84 | 48,000.00 | 511.03% | 250,000.00 | 202,000.00 |
| 4534 PD State Training | 1,184.79 | 0.00 | 100.0% | 1,185.00 | 1,185.00 |
| 4536 Point Vista Park Fees | 3,305.75 | 6,500.00 | 50.86% | 6,500.00 | |
| 4546 Street Improvement Restricted | 0.00 | 650,000.00 | 0.0% | 0.00 | (650,000.00) |
| 4550 Sycamore Bend Fees | 12,758.00 | 15,000.00 | 85.05% | 15,000.00 | |
| 4554 Building Security Fund Reserve | 0.00 | 5,000.00 | 0.0% | 5,000.00 | |
| 4556 Court Tech Fund Reserve | 0.00 | 0.00 | 0.0% | 0.00 | |
| 4558 Harbor Lane/Sycamore Bend | 10,500.00 | 0.00 | 100.0% | 8,750.00 | 8,750.00 |
| 4560 2020 CO Proceeds | 0.00 | 0.00 | 0.0% | 197,405.00 | 197,405.00 |
| Total Miscellaneous Revenue | 303,087.51 | 1,082,238.00 | 28.01% | 705,872.00 | |
| Municipal Court Revenue | | | | | |
| 4602 Building Security Fund | 8,049.24 | 9,270.00 | 86.83% | 9,270.00 | |
| 4604 Citations | 239,455.46 | 450,000.00 | 53.21% | 450,000.00 | |
| 4606 Court Technology Fund | 6,507.82 | 12,115.00 | 53.72% | 12,115.00 | |
| 4608 Jury Fund | 153.44 | 150.00 | 102.29% | 150.00 | |
| 4610 Truancy Fund | 7,675.83 | 5,000.00 | 153.52% | 5,000.00 | |
| 4612 State Court Costs | 154,808.24 | 208,000.00 | 74.43% | 208,000.00 | |
| 4614 Child Safety Fee | 550.00 | 750.00 | 73.33% | 750.00 | |
| Total Municipal Court Revenue | 417,200.03 | 685,285.00 | 60.88% | 685,285.00 | |
| Sales Tax Revenue | | | | | |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--------------------------------|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| 4702 Sales Tax General Fund | 734,498.26 | 1,237,500.00 | 59.35% | 1,237,500.00 | |
| 4706 Sales Tax 4B Corporation | 244,832.76 | 412,500.00 | 59.35% | 412,500.00 | |
| 4708 Sales Tax Mixed Beverage | 11,952.94 | 7,000.00 | 170.76% | 16,000.00 | 9,000.00 |
| Total Sales Tax Revenue | 991,283.96 | 1,657,000.00 | 59.82% | 1,666,000.00 | |
| Total Income | 5,029,541.01 | 6,283,176.00 | 80.05% | 6,611,485.00 | |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|---------------------------------|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| Capital Outlay | | | | | |
| 5010 Street Maintenance | 11,229.78 | 25,000.00 | 44.92% | 25,000.00 | |
| 5012 Streets & Road Improvement | 34,789.84 | 650,000.00 | 5.35% | 650,000.00 | |
| 5022 Parks and Rec Improvements | 0.00 | 0.00 | 0.0% | 0.00 | |
| 5024 Public Safety Improvements | 0.00 | 0.00 | 0.0% | 2,000.00 | 2,000.00 |
| 5026 Fleet Purchase/Replacement | 10,487.00 | 52,000.00 | 20.17% | 52,000.00 | |
| 5030 Sycamore Bend Construction | 197,405.00 | 0.00 | 100.0% | 197,405.00 | 197,405.00 |
| Total Capital Outlay | 253,911.62 | 727,000.00 | 34.93% | 926,405.00 | |
| Debt Service | | | | | |
| 5106 2012 Refunding Bond Series | 6,157.11 | 267,258.00 | 2.3% | 267,258.00 | |
| 5110 2015 Refunding Bond Series | 54,775.00 | 314,550.00 | 17.41% | 314,550.00 | |
| 5112 2015 C.O. Series | 58,075.00 | 276,150.00 | 21.03% | 276,150.00 | |
| 5114 2020 C.O. Series | 27,137.50 | 207,575.00 | 13.07% | 207,575.00 | |
| Total Debt Service | 146,144.61 | 1,065,533.00 | 13.72% | 1,065,533.00 | |
| General Government | | | | | |
| 5202 Bank Service Charges | 15.00 | 50.00 | 30.0% | 50.00 | |
| 5204 Books & Subscriptions | 0.00 | 300.00 | 0.0% | 300.00 | |
| 5206 Computer Hardware/Software | 14,378.40 | 108,000.00 | 13.31% | 108,000.00 | |
| 5208 Copier Rental | 1,684.19 | 2,500.00 | 67.37% | 2,500.00 | |
| 5210 Dues & Memberships | 2,329.81 | 2,000.00 | 116.49% | 2,500.00 | 500.00 |
| 5212 EDC Tax Payment | 244,832.76 | 412,500.00 | 59.35% | 412,500.00 | |
| 5214 Election Expenses | 0.00 | 12,500.00 | 0.0% | 12,500.00 | |
| 5216 Volunteer/Staff Events | 3,475.29 | 6,500.00 | 53.47% | 10,500.00 | 4,000.00 |
| 5218 General Communications | 4,772.13 | 16,000.00 | 29.83% | 16,000.00 | |
| 5222 Office Supplies & Equip. | 1,722.65 | 2,500.00 | 68.91% | 2,500.00 | |
| 5224 Postage | 3,844.92 | 4,000.00 | 96.12% | 5,800.00 | 1,800.00 |
| 5226 Community Cause | 20.00 | 3,000.00 | 0.67% | 3,000.00 | |
| 5228 Town Council/Board Expense | 302.66 | 5,500.00 | 5.5% | 5,500.00 | |
| 5230 Training & Education | 75.00 | 1,500.00 | 5.0% | 1,500.00 | |
| 5232 Travel Expense | 0.00 | 1,500.00 | 0.0% | 1,500.00 | |
| 5234 Staff Uniforms | 975.92 | 950.00 | 102.73% | 1,000.00 | 50.00 |
| Total General Government | 278,428.73 | 579,300.00 | 48.06% | 585,650.00 | |
| Municipal Court | | | | | |
| 5302 Books & Subscriptions | 0.00 | 75.00 | 0.0% | 75.00 | |
| 5304 Building Security | 3,179.60 | 9,270.00 | 34.3% | 9,270.00 | |
| 5312 Court Technology | 8,596.97 | 12,115.00 | 70.96% | 12,115.00 | |
| 5314 Dues & Memberships | 0.00 | 200.00 | 0.0% | 200.00 | |
| 5318 Merchant Fees/Credit Cards | -480.41 | 0.00 | 100.0% | 0.00 | |
| 5322 Office Supplies/Equipment | 487.45 | 1,200.00 | 40.62% | 1,200.00 | |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--------------------------------------|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| 5324 State Court Costs | 142,981.44 | 245,000.00 | 58.36% | 245,000.00 | |
| 5326 Training & Education | 155.00 | 500.00 | 31.0% | 500.00 | |
| 5328 Travel Expense | 0.00 | 500.00 | 0.0% | 500.00 | |
| 5332 Warrants Collected | -7,957.64 | 0.00 | 100.0% | 0.00 | |
| Total Municipal Court | 146,962.41 | 268,860.00 | 54.66% | 268,860.00 | |
| Parks and Recreation | | | | | |
| 5402 Events | 0.00 | 1,000.00 | 0.0% | 1,000.00 | |
| 5408 Tanglewood Park | 2,883.35 | 1,500.00 | 192.22% | 6,000.00 | 4,500.00 |
| 5412 KHCB | 275.00 | 500.00 | 55.0% | 500.00 | |
| 5414 Tree City USA | 0.00 | 1,500.00 | 0.0% | 1,500.00 | |
| 5416 Town Hall Park | 0.00 | 0.00 | 0.0% | 0.00 | |
| Total Parks and Recreation | 3,158.35 | 4,500.00 | 70.19% | 9,000.00 | |
| Parks Corps of Engineer | | | | | |
| 5432 Arrowhead | 4,682.83 | 60,000.00 | 7.81% | 60,000.00 | |
| 5434 Harbor Grove | 331.62 | 15,000.00 | 2.21% | 15,000.00 | |
| 5436 Point Vista | 3,150.22 | 5,000.00 | 63.0% | 5,000.00 | |
| 5438 Sycamore Bend | 19,782.71 | 20,000.00 | 98.91% | 28,000.00 | 8,000.00 |
| Total Parks Corps of Engineer | 27,947.38 | 100,000.00 | 27.95% | 108,000.00 | |
| Personnel | | | | | |
| 5502 Administration Wages | 161,934.99 | 314,055.00 | 51.56% | 321,455.00 | 7,400.00 |
| 5504 Municipal Court Wages | 58,309.31 | 122,640.00 | 47.55% | 116,755.00 | (5,885.00) |
| 5506 Police Wages | 361,791.87 | 797,635.00 | 45.36% | 815,035.00 | 17,400.00 |
| 5507 Police Overtime Wages | 3,061.91 | 8,000.00 | 38.27% | 8,000.00 | |
| 5508 Public Works Wages | 98,451.14 | 205,748.00 | 47.85% | 198,480.00 | (7,268.00) |
| 5509 Public Works Overtime Wage | 442.84 | 1,600.00 | 27.68% | 1,600.00 | |
| 5510 Health Insurance | 114,166.33 | 227,370.00 | 50.21% | 227,370.00 | |
| 5512 Longevity | 11,796.00 | 12,225.00 | 96.49% | 11,796.00 | (429.00) |
| 5514 Payroll Expense | 13,580.87 | 20,000.00 | 67.9% | 22,000.00 | 2,000.00 |
| 5516 Employment Exams | 585.80 | 2,500.00 | 23.43% | 2,500.00 | |
| 5518 Retirement (TMRS) | 104,312.49 | 191,225.00 | 54.55% | 192,195.00 | 970.00 |
| 5520 Unemployment (TWC) | 220.27 | 3,600.00 | 6.12% | 3,600.00 | |
| 5522 Workman's Compensation | 25,720.00 | 25,500.00 | 100.86% | 25,720.00 | 220.00 |
| Total Personnel | 954,373.82 | 1,932,098.00 | 49.40% | 1,946,506.00 | |
| Police Department | | | | | |
| 5602 Auto Gas & Oil | 11,359.78 | 20,000.00 | 56.8% | 20,000.00 | |
| 5606 Auto Maintenance & Repair | 11,987.11 | 25,000.00 | 47.95% | 25,000.00 | |
| 5610 Books & Subscriptions | 330.00 | 500.00 | 66.0% | 500.00 | |
| 5612 Computer Hardware/Software | 14,328.27 | 45,000.00 | 31.84% | 45,000.00 | |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--------------------------------------|---------------------------|-------------------|--------------------|-------------------------|-------------------|
| 5614 Crime Lab Analysis | 2,296.99 | 2,000.00 | 114.85% | 3,000.00 | 1,000.00 |
| 5616 Drug Forfeiture | 0.00 | 0.00 | 0.0% | 0.00 | |
| 5618 Dues & Memberships | 30.00 | 500.00 | 6.0% | 500.00 | |
| 5626 Office Supplies/Equipment | 1,468.63 | 1,800.00 | 81.59% | 1,800.00 | |
| 5630 Personnel Equipment | 22,693.94 | 25,000.00 | 90.78% | 25,000.00 | |
| 5634 Travel Expense | 1,009.87 | 3,000.00 | 33.66% | 3,000.00 | |
| 5636 Uniforms | 2,880.27 | 6,000.00 | 48.01% | 6,000.00 | |
| 5640 Training & Education | 2,214.00 | 7,500.00 | 29.52% | 7,500.00 | |
| 5644 Citizens on Patrol | 0.00 | 500.00 | 0.0% | 500.00 | |
| 5646 Community Outreach | 368.27 | 1,000.00 | 36.83% | 100.00 | (900.00) |
| 5648 K9 Unit | 1,536.69 | 1,500.00 | 102.45% | 2,200.00 | 700.00 |
| Total Police Department | 72,503.82 | 139,300.00 | 52.05% | 140,100.00 | |
| Public Works Department | | | | | |
| 5702 Animal Control Donation | 0.00 | 500.00 | 0.0% | 1,500.00 | 1,000.00 |
| 5704 Animal Control Equipment | 111.42 | 600.00 | 18.57% | 600.00 | |
| 5706 Animal Control Supplies | 615.70 | 1,000.00 | 61.57% | 1,000.00 | |
| 5708 Animal Control Vet Fees | 1,912.47 | 7,500.00 | 25.5% | 7,500.00 | |
| 5710 Auto Gas & Oil | 6,442.51 | 9,500.00 | 67.82% | 10,500.00 | 1,000.00 |
| 5714 Auto Maintenance/Repair | 16,079.42 | 5,000.00 | 321.59% | 20,000.00 | 15,000.00 |
| 5716 Beautification | 2,854.24 | 95,000.00 | 3.0% | 95,000.00 | |
| 5718 Computer Hardware/Software | 725.48 | 1,000.00 | 72.55% | 1,000.00 | |
| 5720 Dues & Memberships | 0.00 | 350.00 | 0.0% | 350.00 | |
| 5722 Equipment | 4,795.62 | 5,000.00 | 95.91% | 5,000.00 | |
| 5724 Equipment Maintenance | 2,991.71 | 6,000.00 | 49.86% | 6,000.00 | |
| 5726 Equipment Rental | 0.00 | 4,500.00 | 0.0% | 4,500.00 | |
| 5728 Equipment Supplies | 3,398.39 | 6,500.00 | 52.28% | 6,500.00 | |
| 5732 Office Supplies/Equipment | 332.96 | 500.00 | 66.59% | 500.00 | |
| 5734 Communications | 2,087.14 | 3,800.00 | 54.93% | 3,800.00 | |
| 5738 Training | 600.00 | 800.00 | 75.0% | 900.00 | 100.00 |
| 5740 Travel Expense | 0.00 | 1,000.00 | 0.0% | 100.00 | (900.00) |
| 5742 Uniforms | 753.12 | 2,600.00 | 28.97% | 2,600.00 | |
| 5748 Landscaping Services | 16,276.74 | 140,000.00 | 11.63% | 140,000.00 | |
| Total Public Works Department | 59,976.92 | 291,150.00 | 20.60% | 307,350.00 | |
| Services | | | | | |
| 5802 Appraisal District | 9,240.78 | 12,400.00 | 74.52% | 12,400.00 | |
| 5804 Attorney Fees | 6,032.50 | 60,000.00 | 10.05% | 60,000.00 | |
| 5806 Audit | 13,500.00 | 14,500.00 | 93.1% | 13,500.00 | (1,000.00) |
| 5808 Codification | 1,586.47 | 2,400.00 | 66.1% | 2,400.00 | |
| 5812 Document Management | 0.00 | 600.00 | 0.0% | 600.00 | |

**Town of Hickory Creek
Budget Amendment Proposal
April 26, 2021**

| | Oct '20 - March 21 | Budget | % of Budget | Proposed Amended | Difference |
|--|---------------------------|---------------------|--------------------|-------------------------|-------------------|
| 5814 Engineering | 66,850.53 | 115,000.00 | 58.13% | 115,000.00 | |
| 5816 General Insurance | 35,426.64 | 34,681.00 | 102.15% | 35,427.00 | 746.00 |
| 5818 Inspections | 127,876.00 | 56,000.00 | 228.35% | 135,000.00 | 79,000.00 |
| 5820 Fire Service | 306,816.50 | 615,000.00 | 49.89% | 615,000.00 | |
| 5822 Legal Notices/Advertising | 1,180.80 | 2,500.00 | 47.23% | 2,500.00 | |
| 5824 Library Services | 528.15 | 500.00 | 105.63% | 650.00 | 150.00 |
| 5826 Municipal Judge | 6,120.00 | 13,000.00 | 47.08% | 13,000.00 | |
| 5828 Printing | 951.70 | 1,500.00 | 63.45% | 1,500.00 | |
| 5830 Tax Collection | 2,488.00 | 3,000.00 | 82.93% | 3,000.00 | |
| 5832 Computer Technical Support | 41,390.00 | 41,750.00 | 99.14% | 41,500.00 | (250.00) |
| 5838 DCCAC | 0.00 | 2,172.00 | 0.0% | 2,172.00 | |
| 5840 Denton County Dispatch | 0.00 | 29,632.00 | 0.0% | 29,632.00 | |
| 5844 Helping Hands | 0.00 | 200.00 | 0.0% | 200.00 | |
| 5846 Span Transit Servies | 0.00 | 100.00 | 0.00 | 100.00 | |
| Total Services | 619,988.07 | 1,004,935.00 | 61.69% | 1,083,581.00 | |
| Special Events | | | | | |
| 6004 Fourth of July Celebration | 0.00 | 7,000.00 | 0.0% | 7,000.00 | |
| 6008 Tree Lighting | 2,356.24 | 6,000.00 | 39.27% | 6,000.00 | |
| Total Special Events | 2,356.24 | 13,000.00 | 18.13% | 13,000.00 | |
| Utilities & Maintenance | | | | | |
| 5902 Bldg. Maintenance/Supplies | 21,609.16 | 65,000.00 | 33.25% | 65,000.00 | |
| 5904 Electric | 13,516.18 | 20,000.00 | 67.58% | 20,000.00 | |
| 5906 Gas | 1,310.77 | 1,500.00 | 87.39% | 1,500.00 | |
| 5908 Street Lighting | 19,502.52 | 33,000.00 | 59.1% | 33,000.00 | |
| 5910 Telephone | 21,156.13 | 28,000.00 | 75.56% | 28,000.00 | |
| 5912 Water | 4,269.91 | 10,000.00 | 42.7% | 10,000.00 | |
| Total Utilities & Maintenance | 81,364.67 | 157,500.00 | 51.66% | 157,500.00 | |
| Total Expense | 2,647,116.64 | 6,283,176.00 | 42.13% | 6,611,485.00 | |
| Net Ordinary Income | 2,382,424.37 | 0.00 | 100.00% | 0.00 | |
| | 2,382,424.37 | 0.00 | 100.00% | 0.00 | |

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2021-04-_____

AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY AMENDING AN EXISTING PLANNED DEVELOPMENT ORDINANCE NO. 2019-06-819 ON CERTAIN TRACTS OF LAND LEGALLY DESCRIBED AS A1120A H.H. SWISHER TR 50, 5.0 ACRES AND TR 50A (1) (PT) OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; AS PD (PLANNED DEVELOPMENT); PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR THE SUBJECT PROPERTY; PROVIDING A PRELIMINARY SITE PLAN; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek is a Type A General Law Municipality located in Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Title 7, Chapter 211.003 of the Texas Local Government Code empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the owner/representative of an approximately 39 gross acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has requested a zoning modification of its current zoning of PD (Planned Development) District; and

WHEREAS, such application further requested an amendment to the official Zoning District Map of the Town in accordance with the zoning ordinance of the Town; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of the Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has forwarded to the Town Council its favorable recommendation regarding the adoption of the amendment to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public hearing and all other relevant information and materials, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

WHEREAS, the Town Council has determined that there is a necessity and need for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the Town of Hickory Creek, Texas, and of the public health, safety, and welfare.

SECTION 3 **REZONING**

The zoning ordinance of the Town of Hickory Creek, Texas, the same being the Town's Comprehensive Zoning Ordinance, as it exists on the date of the adoption of this Ordinance (the "Comprehensive Zoning Ordinance") is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended but are hereby ratified and affirmed:

- A. The zoning of the Property hereby designates PD (Planned Development) District for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "B" and "C", which are attached hereto and incorporated herein for all purposes and shall apply to the "PD" Planned Development unless otherwise specified in such Exhibits.
- B. The development standards for this Planned Development are attached hereto as Exhibit "B" and are incorporated herein as if copied in their entirety. Such development standards shall be adhered to in carrying out the development of the Property in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy and building permit for all structures within this Planned Development.

- C. A conceptual site plan for the Property is attached hereto as Exhibit "C" and incorporated herein as if copied in its entirety.

SECTION 4 **APPLICABLE REGULATIONS**

Except as otherwise provided in this Ordinance, the Property shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, but not limited to, the Town's subdivision ordinance, building codes, requirements concerning preliminary and comprehensive site plans, landscape plans, and tree preservation. It shall be unlawful for any person, firm, or corporation to make sure of said premises in some manner other than as outlined by this Ordinance.

SECTION 5 **ZONING MAP**

The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

SECTION 6 **CUMULATIVE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

SECTION 7 **SAVINGS**

All rights and remedies of the Town of Hickory Creek, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8 **SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 9 **PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. If the governing body of the Town of Hickory Creek determines that a violation of this Ordinance has occurred, the Town of Hickory Creek may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 10 **PUBLICATION**

The Town Secretary of the Town of Hickory Creek is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 11 **ENGROSSMENT AND ENROLLMENT**

The Town Secretary of the Town of Hickory Creek is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty, and Effective Date of this Ordinance in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.

SECTION 12 **EFFECTIVE DATE**

This ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas,
this 26th day of April, 2021.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi K. Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent, III, Town Attorney
Town of Hickory Creek, Texas

Exhibit A
Legal Description

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. H. SWISHER SURVEY, ABSTRACT NO. 1220, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A 39.2300 ACRE PROPERTY DESCRIBED IN DEED TO T CHATEAU EVENT CENTER, LLC AS RECORDED INSTRUMENT NO. 2012-44732 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE SAID 39.2300 ACRE TRACT, COMMON WITH THE WEST LINE OF A 19.2345 ACRE TRACT, DESCRIBED IN DEED TO 1745 TURBEVILLE RENTAL PROPERTY, LLC, AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERKS FILE NO. 2015-48856 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF TURBEVILLE ROAD, FOR THE NORTHEAST CORNER OF A 0.3671 ACRE TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY WARRANTY DEED TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A RIGHT-OF-WAY PARCEL DESCRIBED IN DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013- 19372 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID TURBEVILLE ROAD AS DESCRIBED IN SAID RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AS RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (5);

SOUTH 89° 41' 16" WEST FOR A DISTANCE OF 250.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 01° 45' 46" EAST FOR A DISTANCE OF 9.91 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

SOUTH 89° 40' 06" WEST FOR A DISTANCE OF 406.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 89° 43' 11" WEST FOR A DISTANCE OF 226.42 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER;

NORTH 89° 07' 34" WEST FOR A DISTANCE OF 456.60 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CONER OF AFORESAID 0.3671 ACRE TRACT OF LAND DESCRIBED IN RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING IN THE WEST LINE OF THE AFORESAID 39.2300 ACRE TRACT;

THENCE NORTH 00° 02' 13" EAST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID TURBEVILLE ROAD AS DESCRIBED IN SAID RIGHT-OF-WAY WARRANTY DEED TO TOWN OF HICKORY CREEK, TEXAS AND RECORDED IN INSTRUMENT NO. 2013-88998 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND FOLLOWING ALONG WEST LINE OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT COMMON WITH THE EAST LINE OF STEEPLECHASE NORTH ADDITION - PHASE 1, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2013-91 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 1403.03 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF 3.2515 ACRE TRACT OF LAND DESCRIBED IN DEED TO ALAN HARVEY GOLDFIELD AS RECORDED IN DOCUMENT NO. 2013-57560 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36° 41' 33" WITH A RADIUS OF 400.00 FEET AND A CHORD BEARING SOUTH 71° 50' 27" EAST AT A DISTANCE OF 251.81 FEET;

THENCE FOLLOWING ALONG THE NORTH LINE OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE SOUTH LINE OF SAID 3.2515 ACRE ALAN HARVEY GOLDFIELD TRACT, THE FOLLOWING COURSES AND DISTANCES NUMBERED (6) THROUGH (11);

SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 256.16 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 36° 41' 11" AND A CHORD BEARING SOUTH 71° 50' 16" EAST AT A CHORD DISTANCE OF 289.53 FEET;

SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 294.54 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 89° 49' 08" EAST FOR A DISTANCE OF 524.98 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 16° 52' 25" AND CHORD DIRECTION OF NORTH 81° 22' 55" EAST AT A CHORD LENGTH OF 134.98 FEET;

SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 135.47 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET THROUGH A CENTRAL ANGLE OF 16° 52' 25" AND CHORD BEARING NORTH 81° 22' 55" EAST AT A CHORD LENGTH OF 117.37 FEET;

NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 117.80 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR CORNER ;

NORTH 89° 47' 02" EAST FOR A DISTANCE OF 29.66 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE NORTHWEST CORNER OF THE AFOREMENTIONED 19.2345 ACRE TRACT OF LAND DESCRIBED IN DEED TO 1745 TURBEVILLE RENTAL PROPERTY, LLC AS RECORDED IN DOCUMENT NUMBER 2015-48856 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00° 52' 15" EAST AND DEPARTING THE SOUTH LINE OF AFORESAID 3.2515 ACRE ALAN HARVEY GOLDFIELD TRACT AND ALONG THE EAST LINE OF AFORESAID 39.2300 ACRE T. CHATEAU EVENT CENTER, LLC TRACT AND THE WEST LINE OF SAID 19.2345 ACRE 1745 TURBEVILLE RENTAL PROPERTY, LLC TRACT FOR A DISTANCE OF 1262.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.8755 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H.H. SWISHER SURVEY, ABSTRACT NO. 1220, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CTMGT MONTALCINO, LLC, AS RECORDED IN DOCUMENT NO. 2011-121574 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF A RIGHT-OF-WAY DEDICATED FOR TURBEVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) AS RECORDED IN DOCUMENT NO. 2013-19372 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING IN THE COMMON WEST LINE OF SAID CTMGT MONTALCINO TRACT AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO T CHATEAU EVENT CENTER, LLC, AS RECORDED IN DOCUMENT NO. 2012-44732 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 52' 15" WEST AND FOLLOWING ALONG SAID COMMON LINE FOR A DISTANCE OF 820.00 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE NORTH 00° 52' 15" EAST AND CONTINUING WITH SAID COMMON LINE FOR A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89° 07' 45" EAST AND DEPARTING THE SAID COMMON LINE, OVER AND ACROSS SAID CTMGT MONTALCINO TRACT FOR A DISTANCE OF 1000 FEET TO A POINT FOR CORNER;

Exhibit B
Planned Development Standards

The following PD Standards shall apply to the real property described in the legal description attached to this ordinance as Exhibit A (the “Property”). The Base Zoning for the Property is C-1 Commercial District, as that term is defined in Chapter 14 of the Code of Ordinances of the Town of Hickory Creek, Texas (the “Zoning Ordinance”). In the event any provision of these PD Standards conflict with a provision of the Zoning Ordinance, the PD Standards shall apply. All provisions of the Zoning Ordinance not specifically altered by the PD Standards shall apply to the Property.

1. Allowed Uses:

- a. In place of, and not in addition to, those uses allowed under the Base Zoning, the following uses shall be permitted:
 - i. Wedding and Event Venue, including but not limited to, religious and worship activities, educational facilities, weddings, and corporate offices and retreats.
 - ii. Hotel and other short-term lodging
 - iii. Spa/Sauna
 - iv. Restaurant and Bakery
 - v. Residential
 - vi. Wedding Boutique and Floral Retail
 - vii. Office and conference center
- b. Additional Area Regulations:
 - i. Side Yard: Any lot that shares a boundary with the eastern or western boundary of the Property must provide a side yard of not less than thirty (30) feet from other property lines with residential structures or public roads along said boundary line. All or part of any trail, path, or sidewalk for public use may be included inside the thirty (30) feet.
 - ii. Landscape Buffer: Any lot that shares a boundary with a district zoned for residential use must provide a landscape buffer of not less than five (5) feet.
 - iii. Screening: The western boundary line of the Property must have a masonry fence with a height of eight (8) feet along said boundary line.
 - iv. West Facing Window Restriction: Any building construction within 45 feet of the western Property line shall not have any west-facing window installed that exceeds six square feet and must be installed so that the bottom edge of the window is sixty (60) inches from the floor; however the “Back of House” building and the “Fitness and Spa” building shall have windows on the rear of the building to provide a more residential look to the rear of the buildings.

2. Area Regulations shall be modified to allow for the following:

- a. Height Regulations Applied to All Structures Except Main Hotel Building and existing mansion structure:

- i. No structure within shall exceed two (2) stories in height from the foundation, with maximum structure height of thirty-four (34) feet above grade as measured from the foundation of the structure.
 - ii. The main hotel building and adjoining hotel rooms shall not exceed two (2) stories in height with a maximum structure height of forty-two (42) feet as measured from the foundation of the structure.
3. Exhibit C. (Conceptual Land Plan) is attached to depict the general location and size building layout. Until final construction document and development site plans of the Property are completed, flexibility to change the design shall be allowed assuming the other terms herein are met.
4. Bakery Barn
 - a. A metal building with metal framing and a concrete foundation may be constructed on the eastern most third of the property.
 - b. The building shall not exceed 15,000 square feet.
 - c. The building exterior shall be at least 50% masonry to include a requirement that the front facing portion of the building be at least 90% masonry.
 - d. The building shall not exceed the existing 34' height restriction.
 - e. The interior finish out shall otherwise meet current building and fire code requirements for its applicable use a bakery barn and floral warehouse.
5. Free-Standing Boutique
 - a. A commercial structure may be constructed on the eastern most third of the property.
 - b. The building shall not exceed 8,000 square feet.
 - c. The building exterior shall be at least 50% masonry to include a requirement that the front facing portion of the building be at least 90% masonry.
 - d. The building shall not exceed the existing 34' height restriction.
 - e. The interior finish out shall otherwise meet current building and fire code requirements for its applicable use a retail boutique.
6. Streets
 - a. There are no public roads or public streets on the Property.
 - b. All streets on the Property will be private driveways and fire lanes. Private driveways and fire lanes shall be maintained by the Property Owner.
 - c. The fire lane(s) for any new structure shall be 26' wide. The fire lane behind the Villas on the west side of the property may be Grasscrete or a similar semi-permeable paving system.
 - d. The driveway from Turbeville Road to the Bakery Barn and Boutique will be constructed of concrete.
7. Parking
 - a. Parking lot(s) shall be concrete.
 - b. One hundred fifteen (115) spaces for the existing venue, offices, and employee parking, which may also be used by the Bakery Barn and Boutique.

- c. A minimum of an additional 100 parking spaces will be constructed for lodging and amenity uses, including but not limited to, restaurants, pools, parks, and spa.

8. Limitation on Hotel Rooms

- a. A maximum of 110 hotel suite/units may be constructed on the subject Property; and no more than forty (40) hotel suites/units may be constructed within fifty (50) feet of the western property line.

9. Sidewalks

- a. Sidewalks are not required but are optional throughout the Property at the discretion of the Property Owner.
- b. Sidewalk will be required along Turbeville Road from the eastern property line to the western property line.

10. Accessibility

- a. All new construction on the Property shall comply with federal ADA standards and Texas Accessibility Standards.

11. Dedication of Land for Walking Trail

- a. Property owner will cooperate with Town to dedicate approximately ten (10) feet of real property to the Town for the purpose of constructing a walking and biking trail not to exceed eight (8) feet in width along the western property line.
- b. The land dedicated for the walking trail shall be included in the required buffer.
- c. The Property Owner shall financially participate in the construction of the path by paying fifty percent (50%) of the construction cost of the concrete sidewalk and shall also provide conduit through the masonry screening wall to allow for lighting to be mounted to the back side of the screening wall.
- d. The Town agrees that no lights exceeding 12 feet in height shall be installed along the trail abutting the property line.

12. Solid Waste Collection

- a. Solid waste collection is prohibited on the western boundary of the property within fifty feet of the property line. Collection shall continue at the rear of the mansion.

Exhibit C

Conceptual Site Plan





THE OLANA VILLAS & SPA

HICKORY CREEK, TEXAS

WHO WE ARE

- Walters is a first class hospitality company with over fifteen years' experience in the hospitality industry.
- We currently own and operate 30 event venues in Texas and Georgia.
- We have lodging in two locations, with planned and approved construction of another resort to include two venues, hotel, spa, and restaurant at Nature's Point in Lago Vista, Texas.
- On average, we host over 200 events and weddings every month, which includes specialty catering for each event.
- We have over 300 employees in Texas working to manage, support, and grow this business.
- Hospitality is our focus and we have no businesses outside the hospitality industry.



The Olana

At Walters, we deliver exceptional experiences. That is our promise.



Aristide
Colleyville

At Walters, we deliver exceptional experiences. That is our promise.



BeatBoxPORTRAITS.com

At Walters, we deliver exceptional experiences. That is our promise.



Hidden
Pines HV

At Walters, we deliver exceptional experiences. That is our promise.

Milestone
Denton



At Walters, we deliver exceptional experiences. That is our promise.



Milestone
G'Town

At Walters, we deliver exceptional experiences. That is our promise.

New
Braunfels



At Walters, we deliver exceptional experiences. That is our promise.



New
Braunfels
Ceremony

At Walters, we deliver exceptional experiences. That is our promise.



Remi's
Ridge

Ceremony

At Walters, we deliver exceptional experiences. That is our promise.



Wildwood
Inn

At Walters, we deliver exceptional experiences. That is our promise.

AWARDS & RECOGNITION

- Wedding Wire Couples Choice Award –Winner (11 times)
- The Knot Best of Weddings – Winner (7 times)
- The Knot Hall of Fame - Inductee
- Our venues are featured in national publications such as Martha Stewart Weddings, Tacari Weddings, Wedding Chicks, Equally Wed, Style Me Pretty, and Munaluchi Bride
- Last week, we hosted a wedding for The Bachelor at the Olana.





ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL

Don Williams 2011



The Olana Villas & Spa

CONCEPT
BUILDING #4





ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL

THE
OLANA

WALTERS
HOSPITALITY

The Olana Villas & Spa

CONCEPT
BUILDING #13, 8B, 8C

DUNCAN & MILLER



Current Zoning: Planned Development (PD)

Current Approved Uses:

Wedding and Event Venue
Hotel
Restaurant
Spa
Boutique retail, food & floral

Restrictions:

40 foot side yard req'd on western property line.
Rear facing window restriction on western property line.
A maximum of 60 hotel suites.

Our Proposal for The Olana Villas & Spa

Walters proposes to construct a luxury resort development in Hickory Creek, Texas. Our development will include:

- A two story hotel with restaurant, spa, and fitness center
 - The main wing of the hotel will have +/- 70 hotel suites.
 - Restaurant
 - Open to the public.
 - Serving lunch and dinner with breakfast on weekends.
 - Upscale American cuisine.
- Seven Villas
 - Five small Villas with 4 hotel suites in each Villa (+/- 4000 sq ft each) along the west property line.
 - Two large Villas with 8-10 hotel suites (+/-8000-10,000 sq ft each) at the rear of the property.
- Bakery Barn and Boutique (eastern property line)



Proposed Zoning: Planned Development (PD)

Approved Uses: Same

Restrictions:

Most restrictions are the same.

Modifications to Restrictions:

110 Hotel Unit

38-40 units around the pond

70-72 units in the hotel wing

Dedication of land to the Town for a pedestrian path.

Additions to the Design:

Bakery Barn (15,000 sq ft.)

Boutique (8,000 sq ft)



VICINITY MAP
SCALE: 1" = 1,000'



LEGEND



| BUILDING TYPE | BUILDING USE |
|---------------|--|
| 1 | BLINDERY |
| 4 | PORTS COFFERS |
| 5 | VALET & GUEST PARKING |
| 6 | RESTAURANT/OUTDOOR TERRACE |
| 7 | SHALFNESS CENTER |
| 8 | SUBSTROOM WINGS (2-STORY) |
| 9 | LAKE VILLA WINGS (2-STORY) |
| 10 | POOL, BAR/RECEIVING |
| 11 | WATER FEATURES |
| 12 | LA FOUNTAINE DE L'AMOUR |
| 13 | LOCK BRIDGE (FONT DES ARTS) |
| 14 | FOUNTAIN |
| 16 | BACK OF HOUSE KITCHEN |
| 17 | SERVICE WARE |
| 18 | LANDSCAPE BUFFER (AND CITY WALL) |
| 19 | OLANA MANSION EXISTING |
| 20 | OLANA POOL HOUSE & TOWNE COURTS EXISTING |
| 21 | BAKERY BARN |
| 22 | BOUTIQUE |

EXHIBIT C
CONCEPTUAL SITE PLAN
KSW HOLDING HICKORY CREEK, LP
OLANA MANSION
38.8629 ACRES

SITUATED IN THE
H.H. SWISHER SURVEY • ABSTRACT NO. 1220
HICKORY CREEK, DENTON COUNTY, TEXAS

DEVELOPER:
WALTERS HOLDING COMPANY
Phone: 869-714-1875
Contact: KATHY WALTERS

APPLICANT:
Kimley-Horn and Associates, Inc.
13465 Nord Rd, Two Gallons
Tower, Suite 700
Dallas, TX 75240
Phone: 817-794-2181
Contact: NGINA HOGGINS, PE

Kimley-Horn

12766 Greenway Court, Suite 200
Ft. Worth, Texas 76134
Phone: (817) 334-4888
Fax: (817) 334-4778

| Rev. | Revised | By | Date | Revised | By |
|------|-----------|-----|-----------|-----------|-----|
| 1 | 10/1/2011 | AKH | 10/1/2011 | 10/1/2011 | AKH |

Sheet No. 1 OF 1



Close Up of the designed changes to the Villas around the pond



EXHIBIT D



KEY FEATURES

- 1 MAIN ENTRY
- 4 PORTE COSHERE
- 5 VALET & GUEST PARKING
- 6 RESTAURANT & PATIO
- 7 SPA & FITNESS CENTER
- 8 GUEST WINGS (2 STORY)
- 9 GUEST SUITES (2 STORY)
- 11 WATER FEATURE
- 12 LA FONTAINE DE L'AMOUR
- 13 LOCK BRIDGE (PONT DES ARTS)
- 14 FOUNTAIN
- 16 BACK OF HOUSE
- 17 SERVICE & FIRE ACCESS
- 18 LANDSCAPE BUFFER (AND CITY TRAIL AREA)
- 19 OLANA MANSION (EXISTING)
- 20 OLANA POOL HOUSE & TENNIS COURT (EXISTING)



KEY FEATURES

- 1 MAIN ENTRY
- 4 PORTE COSHERE
- 5 VALET & GUEST PARKING
- 6 RESTAURANT & PATIO
- 7 SPA & FITNESS CENTER
- 8 GUEST WINGS (2 STORY)
- 9 GUEST SUITES (2 STORY)
- 11 WATER FEATURE
- 12 LA FONTAINE DE L'AMOUR
- 13 LOCK BRIDGE (PONT DES ARTS)
- 14 FOUNTAIN
- 16 BACK OF HOUSE
- 17 SERVICE & FIRE ACCESS
- 18 LANDSCAPE BUFFER (AND CITY TRAIL AREA)
- 19 OLANA MANSION (EXISTING)
- 20 OLANA POOL HOUSE & TENNIS COURT (EXISTING)

Land
dedication for
pedestrian trail

Trail is not a part of
our resort project,
and will only be
constructed in
connection with
action by the Town.



Elevation Concept Design
(view from Turbeville Rd)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL



The Olana Villas & Spa

CONCEPT
BUILDING #4



Elevation Concept Design (view
from hotel lobby)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL

THE
OLANA

WALTERS
HOSPITALITY

The Olana Villas & Spa

CONCEPT
BUILDING #13 AND 9

DUNCAN
MILLER

Elevation Concept Design (view
from west side property line)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL



The Olana Villas & Spa

CONCEPT
BUILDING #8A



Elevation Concept Design (view of Villas)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL



The Olana Villas & Spa

CONCEPT
BUILDING 9



Elevation Concept Design

(review view of Villas, without patio)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL



The Olana Villas & Spa

CONCEPT
BUILDING 9 Back



Elevation Concept Design (view
of large Villa)



ARTISTIC ILLUSTRATIONS ONLY; ACTUAL DESIGN NOT FINAL



The Olana Villas & Spa

CONCEPT
BUILDING 9





Thank you for your time,
consideration, and
comments. We want to be
good neighbors, and we
want to build a first-class
resort in this community.
Your feedback will help
us do both.

TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2021-0426-__

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF HICKORY CREEK, TEXAS, NOMINATING ONE
CANDIDATE TO A SLATE OF NOMINEES FOR THE
BOARD OF MANAGERS OF THE Denco AREA 9-1-1
DISTRICT.**

WHEREAS, Section 772, Health and Safety Code, provides that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District;

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

Section 1

The Town of Hickory Creek hereby **NOMINATES** Sue Tejml as a candidate for appointment to the Board of Managers for the Denco Area 9-1-1 District.

Section 2

That this resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this the 26th day of April, 2021

Lynn C. Clark, Mayor
Town of Hickory Creek

ATTEST:

APPROVED AS TO FORM:

Kristi K. Rogers, Tow Secretary
Town of Hickory Creek

Dorwin L. Sargent, III, Town Attorney
Town of Hickory Creek



Denco Area 9-1-1 District

1075 Princeton Street ▪ Lewisville, TX 75067

Phone: 972-221-0911 ▪ Fax: 972-420-0709 ▪ Denco.ORG

TO: Denco Area 9-1-1 District Participating Municipal Jurisdictions

FROM: Gregory S. Ballentine, Executive Director

DATE: March 31, 2021

RE: Nomination for the Denco Area 9-1-1 District Board of Managers

Chapter 772, Texas Health and Safety Code, provides for the Denco Area 9-1-1 District Board of Managers to have “two members appointed jointly by all the participating municipalities located in whole or part of the district.” The enclosed resolution describes the appointment process of a municipal representative.

Each year on September 30th, the term of one of the two members appointed by participating municipalities expires. This year it is the term of Sue Tejml. Members are eligible for consecutive terms and Ms. Tejml has expressed her desire to serve another term.

Denco requests the following actions by the governing bodies of each of the 32 municipalities in the district:

1. **Immediate Action (Nominate):** If your city/town would like to nominate a candidate to represent the municipalities on the Denco Board of Managers, please send a letter of nomination, by way of council action, and résumé of the candidate to the Denco Area 9-1-1 District office. Nominees are historically current or formal elected officials in the district; however, there are no official prerequisites. **For a nomination to be considered, written notification of council action must reach the Denco Area 9-1-1 District by 5:00 p.m. May 31, 2021.** No nominations shall be considered after that time.
2. **Future Action (Vote):** On June 1, 2021, Denco staff will send the slate of nominees to each city/town for consideration, requesting the city/town council vote by resolution for one of the nominees. **Written notice of the council’s selection must reach the Denco Area 9-1-1 District by 5:00 p.m. on July 30, 2021.** No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.
3. **Process Closure (Results):** The candidate with the most votes will be the municipalities’ representative to the Denco Area 9-1-1 District Board of Managers for the two-year term beginning October 1, 2021.

Please send a copy of your council’s official action and candidate résumé to the Denco Area 9-1-1 District, **1075 Princeton Street, Lewisville, TX 75067** or to Melinda Camp at melinda.camp@denco.org. Denco staff will acknowledge receipt and sufficiency of the submitted documents. **If that acknowledgement is not received within one (1) business day, or you have any other questions, please contact Ms. Camp at 972-221-0911.** As a courtesy, Denco will provide notification of your council’s action to the nominee.

A sample nomination resolution has been enclosed for your convenience. Thank you for your support of the Denco Area 9-1-1 District.

Enclosures

DENCO AREA 9-1-1 DISTRICT

RESOLUTION

**DEFINING PROCEDURE FOR APPOINTMENT OF PARTICIPATING
MUNICIPALITIES' REPRESENTATIVE TO THE DISTRICT BOARD OF MANAGERS**

WHEREAS, this resolution shall take the place of Resolution 1999.02.04.R01 by the same title; and

WHEREAS, Chapter 772, Texas Health and Safety Code provides for the Denco Area 9-1-1 District Board of Managers to have "two members appointed jointly by all the participating municipalities located in whole or part of the district."; and

WHEREAS, each member serves a term of two years beginning on October 1st of the year member is appointed; and

WHEREAS, one member representing participating municipalities is appointed each year.

NOW, THEREFORE BE IT RESOLVED BY THE DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS:

The procedure for participating municipalities to appoint a representative to the Denco Area 9-1-1 District Board of Managers shall be the following:

1. **Nominate Candidate:** Prior to April 1st of each year, the executive director shall send a written notice to the mayor of each participating municipality advising that nominations are being accepted until May 31st of that same year, for one of the municipal representatives to the Denco Area 9-1-1 District Board of Managers. The notice shall advise the mayors that for a nomination to be considered, written notification of council action must be received at the Denco office prior to 5:00 p.m. on May 31st of that year. No nominations shall be considered after that time.
2. **Vote for Candidate:** On June 1st of each year, the executive director shall send written notice to the mayor of each participating municipality, providing the slate of nominees to be considered for appointment to the Denco Area 9-1-1 District Board of Managers for the term beginning October 1st. The notice shall advise the mayor that the city/town council shall vote, by resolution from such city/town, for one of the nominees. Written notice of the council's selection must be received at the district office by 5:00 p.m. on July 31st. No votes will be accepted after that time. However, if a nominating municipality does not thereafter formally vote, its nomination will automatically count as a vote for its nominee.
3. **Tally Votes:** The one nominee with the most votes received by the deadline will be the municipal representative appointed for the two-year term beginning October 1st.
4. **Tie Breaker:** If there is a tie between two candidates with the most votes, a runoff election will be held immediately with the candidate receiving the most votes serving the remainder of the term. The incumbent representative shall serve in that position until replaced.

APPROVED and ADOPTED on this 30th day of January 2020.


Chairman of the Board


Secretary of the Board



April 13, 2021
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: Lake Dallas RV Park Phase II – Final Plat
2nd Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Final Plat application for the Lake Dallas RV Park, Phase II on March 18, 2021. A revised Final Plat was submitted April 13, 2021. The surveyor is Windrose Land Services. The owner is BSS Family Properties, LLC.

Halff has reviewed the Final Plat and offers recommends approval contingent upon the resolution of Comment #5 below.

Final Plat

1. On the Vicinity Map, please use a label and leader line/arrow that more clearly identifies the location of the site.
2nd Review: Addressed.
2. Please correct the format of the Approval Block in accordance with Town Ordinance and include the subdivision name.
2nd Review: Addressed.
3. Please use a heavier line for the property boundary and reduce the weight of the 537' contour line. The property boundary should be the most prominent line to avoid confusion.
2nd Review: Addressed.
4. Is the intent of the fire lane on the eastern edge of the property to connect to the fire lane on the Phase I lot? There is a gap on Phase I between the two access easements. If the fire lanes connect as implied by the plat, there needs to be an access easement to cover the entire fire lane. (See markup.)
2nd Review: Addressed. Gap in easement to be covered via access easement by separate easement. Applicant states the easement is in the process of being filed.
5. Please show minimum building setback lines required by zoning.
2nd Review: Setbacks not shown or noted on plat. Setbacks must be shown per Town's subdivision ordinance according to the zoning. Since the zoning requirements are determined by Denton County, please show or note their setbacks for the intended use.

6. What is the purpose of the square private utility easements?

2nd Review: Noted.

7. The access easement connecting to Main Street does not have a radius on either side. Fire lanes require a minimum 26' radius, and the other access easement intersections show a 30' radius. Does the entire radius of the fire lane/access drive fit within Main Street right-of-way? (See markup.)

2nd Review: Addressed.

8. Please provide a site plan for the property in order to verify easements and drainage. The site plan should also include existing and proposed contours and proposed utilities.

2nd Review: Addressed.

Sincerely,

HALFF ASSOCIATES, INC.

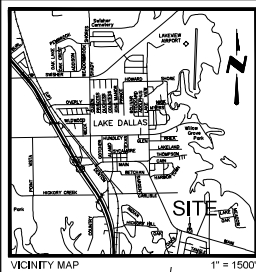
TBPELS Engineering Firm No. 312



Lee Williams, PE

Town Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

United States Army
Corps of Engineers
Volume 41, Page 194
D.R.D.C.T.
"Lake Lewisville"

Jeff Knight
Volume 2142, Page
2627 R.P.R.D.C.T.

SURVEYOR'S NOTES

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone (2002 North American Datum of 1983) (NAD 83) (US Foot).
- This property lies within Zone "X" (Don Flood Hazard Area) & Zone "A2" (100 YR Flood Hazard Area) of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 480774 0555 G, dated April 18, 2011, via scaled map location and graphic plotting and by physical location of the 53' contour line as per topographic study of the site.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 1 recorded lot from a previously unrecorded tract of land and to dedicate easements for development.

| CURVE | RADIUS | DELTA | LENGTH | BEARING | CHORD |
|-------|--------|---------|--------|---------------|-------|
| C1 | 30.00 | 2615.78 | 13.79 | N 78°12'41" W | 13.63 |
| C2 | 30.00 | 7128.44 | 37.41 | S 82°58'13" W | 35.03 |
| C3 | 30.00 | 4325.14 | 27.74 | S 48°54'48" W | 22.20 |
| C4 | 30.00 | 9120.25 | 47.83 | N 45°40'12" W | 42.62 |
| C5 | 30.00 | 1712.91 | 9.01 | S 08°36'26" W | 8.98 |
| C6 | 30.00 | 4809.53 | 25.22 | N 05°35'05" W | 24.48 |
| C7 | 30.00 | 4809.53 | 25.22 | S 41°17'58" W | 24.48 |

STATE OF TEXAS § COUNTY OF DENTON §

WHEREAS **BSS Family Properties, LLC** is the owner of a 1.013 acre tract of land situated in the L. Cobb Survey, Abstract Number 284, being all of a tract of land described to BSS Family Properties, LLC in General Warranty Deed recorded in Instrument Number 2024-85926, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (2002), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630).

BEGINNING at a 1/2 inch rebar capped "ASC" found for the southeast corner of said subject property, same being the easternmost southwest corner of Lot 1, Block 1 of Lake Dallas RV Park, an addition to the Town of Hickory Creek, as recorded in Instrument Number 2020-03010, Plat Records, Denton County, Texas and lying on the north right-of-way line of Main Street (60 foot right-of-way).

THENCE North 72 degrees 47 minutes 09 seconds East, with the north right-of-way line of said Main Street, a distance of 212.18 feet to a 1/2 inch rebar capped "ASC" found for the southwest corner of said subject property, same being the westernmost southeast corner of said Lot 1;

THENCE North 07 degrees 23 minutes 29 seconds East, departing the north right-of-way line of said Main Street, with the westernmost east line of said Lot 1, a distance of 125.50 feet to a 1/2 inch rebar capped "ASC" found for corner;

THENCE North 16 degrees 14 minutes 29 seconds East, with a northeast line of said Lot 1, a distance of 64.52 feet to a 1/2 inch rebar capped "ASC" found for corner;

THENCE South 86 degrees 59 minutes 12 seconds East, with the northernmost south line of said Lot 1, a distance of 172.13 feet to a fence corner post found for corner;

THENCE South 07 degrees 53 minutes 00 seconds East, with a west line of said Lot 1, a distance of 159.89 feet to a 1/2 inch rebar capped "ASC" found for corner;

THENCE South 17 degrees 12 minutes 51 seconds West, with the easternmost west line of said Lot 1, a distance of 85.61 feet to THE POINT OF BEGINNING and containing 44,144 square feet or 1.013 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **BSS Family Properties, LLC** do hereby adopt this plat designating the herein described property as **Lot 1, Block 1, Lake Dallas RV Park Phase II**, an Addition to Denton County, Texas, and do hereby dedicate to the public use forever the streets and easements shown hereon.

BSS FAMILY PROPERTIES, LLC

By _____
Authorized Representative

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL:

Chairman, Planning and Zoning Commission _____ Date _____
Town of Hickory Creek, Texas

Approved and Accepted _____
Mayor, Town of Hickory Creek, Texas Date _____

The undersigned, the town secretary of Hickory Creek, Texas, hereby certifies that the foregoing Final Plat of the Lake Dallas RV Park, Phase II subdivision or addition to the Town of Hickory Creek was submitted to the Town Council on the _____ day of 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in said map and plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of 20____.

Town Secretary, Town of Hickory Creek, Texas.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/7/2021

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER/DEVELOPER
BSS FAMILY PROPERTIES, LLC
1534 LAHERRI TRAIL
FRCO, TX 75033



WINDROSE LAND SURVEYING & PLATTING

200 BAY STREET, SUITE 200 • FORT WORTH, TEXAS 76102 • 817.357.2744
WWW.WINDROSELANDSURVEYING.COM

DEED RECORD NO. 1014241 • PLAT RECORD NO. 1014241 • 4/7/2021

FINAL PLAT Lot 1, Block 1 LAKE DALLAS RV PARK PHASE II

1.013 Acres of land out of the
L. Cobb Survey, Abstract No. 284
Town of Hickory Creek ETJ
Denton County, Texas

—MARCH 2021—

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2021-0426-__

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 AN AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE TOWN OF HICKORY CREEK AND HALFF ASSOCIATES, INC., CONCERNING GIS SERVICES AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek (the “Town”), Texas is a Type A General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas;

WHEREAS, the Town Council has been presented with a Scope of Services and Fee Schedule for professional engineering services concerning GIS Services, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the Town Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor shall be authorized to execute it on behalf of the Town of Hickory Creek.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Hickory Creek, Texas:

Section 1: That the Mayor of the Town of Hickory Creek, Texas, is hereby authorized to execute on behalf of the Town of Hickory Creek, Texas, the Agreement attached hereto as Exhibit A.

Section 2: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 26th day of April, 2021.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L Sargent, III, Town Attorney
Town of Hickory Creek, Texas



April 21, 2021
P43757.001

Mr. John Smith
Town of Hickory Creek
1075 Ronald Reagan Ave.
Hickory Creek, TX 75065

RE: Proposal for GIS Database Support and Hosting

Dear Mr. Smith,

We are pleased to present the following scope of services and fee schedule to provide professional GIS services for the Town of Hickory Creek. Per our discussion, the Town would like Halff Associates to create and maintain an enterprise GIS database and provide hosting services for this database. The initial GIS database will be developed from the Town's existing Streets CAD data. This proposal outlines the tasks that will be performed to support the Town's needs to assess and inventory the available data that will be included in the GIS database, web maps, and mobile GIS applications.

This contract proposal includes the following items: Attachment 'A' – Scope of Services, Attachment 'B' – Fee Summary, Attachment 'C' – Data Ownership, Exhibit 'A' – Hourly Rate Schedule, Exhibit 'B' – Task Order Template, and Halff's Agreement for Professional Engineering Services on a Task Order Basis. The fees quoted in this proposal will be honored for up to 60 days from the date of this proposal. The signed Agreement by both parties will serve as Notice to Proceed (NTP). GIS services will begin upon NTP and following the initial meeting with the Town of Hickory Creek.

We trust this proposal meets your requirements for this project. We appreciate the opportunity to be of service to you, and trust that our association on this project will be mutually beneficial. Please feel free to contact us if you have any questions or comments concerning this proposal.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Matt Stahl", is written over a horizontal line.

Matt Stahl, PE, CFM, AWAM
Team Leader, GIS

C:

ATTACHMENT 'A'

Scope of Services

Overview

Halff will assist the Town of Hickory Creek with the development of an enterprise Geographic Information System (GIS). This enterprise GIS will initially be based on the Town's existing streets data but will also allow for the creation of future datasets. Halff has extensive experience with developing and hosting GIS databases. As a member of the Esri Partner Network, Halff uses the suite of ArcGIS software applications and is a licensed Esri Application Service Provider (ASP). Halff currently uses ArcGIS Desktop and Server version 10.8 and Microsoft SQL Server 2019 for the development, storage, and publication of the GIS map services. Halff's hosting capabilities allow Town staff to access their GIS data via web maps using desktops, laptops, or mobile devices.

Initial GIS Database Development

Halff will create the initial enterprise GIS database using the Town's existing streets features, a portion of which are currently saved in a CAD format. This data will be converted to a GIS format and spatially referenced into the GIS environment based on four identifiable control points. The individual CAD layers will be imported as appropriate based on the source data. Each feature class will be reviewed for data integrity and existing attribute fields will be documented. In addition to the Town's existing data, the following data layers will be acquired and imported into the database:

- | | |
|-----------------------------|-----------------------------|
| 1. DCAD Parcels | 6. Railroads |
| 2. FEMA Floodplains | 7. ISD Boundaries |
| 3. FEMA BFE's | 8. Other publicly available |
| 4. Streams and water bodies | datasets can also be added |
| 5. USGS Contours | |

Once the initial geodatabase has been created, the database design will be reviewed with the Town. After the review, Halff will address the Town's comments and then publish the map services for use with web maps and mobile applications.

Web Maps

Halff will develop two (2) web map applications with Esri's ArcGIS Portal and Web Application Builder (WAB). Web maps developed with the ArcGIS WAB can be accessed from a variety of standard modern web browsers that support HTML 5 and CSS3, for example Edge, Firefox, Chrome, and Safari. Web Maps built with WAB do not require the end user to install third party plug-ins. The standard web map platform includes the functionality to zoom, pan, toggle feature layers on and off, search by address, identify features, edit features, print, and view feature layer attribute tables. A variety of base map options will be available; including aerial imagery and street maps, and the user will be able to toggle between them.

1. Public Web Map – This web map will be deployed as a publicly available site. This site will display the basic information the Town would like presented to the general public, but the end user will not be able to edit the data.
2. Secured Web Map – This web map will be deployed as a restricted site for use by the Town staff only. Through this web map, Town staff will be able to view all GIS data layers and make edits as needed.

Mobile GIS Access

The web maps developed by Halff are designed to work with a variety of devices including smart phones and tablets. The web maps will automatically detect the type of device being used and adjust the layout to fit the screen size. This flexibility allows both the public and secured web maps to be used within the mobile environment. If the Town identifies additional mobile GIS needs, those services can be configured as well. Halff recommends and supports the ArcGIS Collector field collection app that runs on both iOS and Android devices.

Role-Based Security

Halff uses a role-based security module to control access to the web maps and mobile GIS application. Per Halff's service provider agreement with Esri, Halff will manage administration rights for the security module for user account management. Halff's standard hosting agreement includes five (5) viewer logins and three (3) editor with Mobile GIS access logins. After discussion of user needs with the Town, Halff will create and make any future modifications to user accounts as well as set the login role associated with each account and establish which accounts have access to the mobile GIS application.

Training and Support

Halff will provide one day of on-site training for the Town staff. This training session will cover the available datasets within the Town's GIS database, how to manage the security module, how to use the web maps, and how to use the mobile GIS application. Halff will also be available via telephone and email to answer the Town's questions.

Future GIS Planning

Halff will support the Town with a GIS planning session to identify the goals and objectives the Town has for the future expansion of their GIS system to support additional systems.

GIS Database and Web Map Hosting

The web maps and GIS database developed for this project will be hosted on Halff's corporate servers which physically reside in Richardson, TX. Halff's IT department has a formal backup and disaster recovery plan in place which includes offsite virtualized servers, emergency power backup (short term and long term), and redundant internet connections. The hosting service includes server monitoring, security and user account administration, database administration, web map monitoring, and access to the ArcGIS Collector (iOS/Android) App.

ATTACHMENT 'B'**Fee Summary****PROPOSED FEE SCHEDULE**

- GIS Database Development.....\$10,000
- Mobile GIS Access Development.....\$3,000
- Annual GIS Database and Web Map Hosting FY 21/22.....\$6,000

TOTAL LUMP SUM FEE..... \$19,000

The lump sum fee of \$19,000 will not be exceeded without prior approval from the Town of Hickory Creek. This lump sum fee will be invoiced on a monthly basis after notice to proceed has been received. Halff will coordinate with the Town to establish the billing schedule.

Direct costs, including printing, plotting, and reproduction, postage, messenger service, specialized equipment (such as GPS), long distance telephone calls and vehicle mileage will be considered reimbursable and will be billed at 1.10 times the direct cost incurred.

ADDITIONAL SERVICES

Additional services may be requested by the Town of Hickory Creek on a task order basis. Halff will develop a separate scope and fee for each additional service and obtain approval from the Town prior to initiating work on the additional services. A summary of current hourly billing rates is provided on **Exhibit 'A'**, and a task order template for additional services is provided on **Exhibit 'B'**.

The following are additional GIS-related services with fees ranges that the Town may wish to consider in the future:

- Plan set/as-built data integration with GIS (~55 sheets) GIS Database Development\$10,000 to \$15,000
- LiDAR topographic analysis \$2,000 to \$20,000
- Linear referencing/route analysis \$2,000 to \$10,000
- Geometric and utility network development.....\$10,000 to \$20,000
- Work order management servicesscope dependent
- Asset management servicesscope dependent

Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. In the event that new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees and budgets.

The fees and budgets established above do not include revisions once the project is underway. If revisions are requested, a revision to the scope and budget will be required.

ATTACHMENT 'C'

Data Ownership

All GIS data developed during this project shall be considered the property of the Town of Hickory Creek. This shall include the items listed under Attachment 'A' as well as any GIS data layers developed through additional task orders executed under this contract. Upon request from the Town of Hickory Creek, Halff will provide the GIS data developed under this contract in an ArcGIS file geodatabase format at no additional cost.

EXHIBIT 'A'**Hourly Rate Schedule**

A summary of current hourly billing rates for miscellaneous services (as of April 2021)

| | |
|-------------------------|---------------|
| Project Manager | \$175 — \$250 |
| Database/GIS Programmer | \$85 — \$175 |
| Sr. GIS Analyst | \$115 — \$165 |
| Jr. GIS Analyst | \$60 — \$100 |
| GIS Intern | \$45 — \$60 |
| Clerical | \$45 — \$75 |
| Contract Administration | \$65 — \$110 |

EXHIBIT 'B'**Task Order Template for Additional Services****Town of Hickory Creek GIS Database Support
Task Order Authorization No. XX
Date**

| | |
|--|--|
| Scope of Work: | 1. <i>Task description</i> |
| Deliverables: | 1. <i>Deliverable description</i> |
| Items Furnished by the Town of Hickory Creek: | 1. <i>Description</i> |
| Schedule: | <i>Due Date</i> |
| Fees: | Total Fee: \$XXX.XX This fee will be billed monthly based on the hourly and unit pricing rate schedules included in Exhibits A and B. |

Halff Associates is performing the services above under the terms and conditions described in the **Agreement For Professional Services** for the **Town of Hickory Creek GIS Database Support**

project, dated MM/DD/YYYY, between Halff Associates and the Town of Hickory Creek. Halff Associates will bill the above described services under AVO 043757, Phase GIXX.

Submitted

Approved

Halff Associates, Inc.**Town of Hickory Creek**

Name: _____

Name: _____

Signature: _____

Signature: _____

Title: _____

Title: _____

Date: _____

Date: _____

HALFF GIS SERVICES

For Town of Hickory Creek

APRIL 26, 2021

Presented by: Matt Stahl, PE, CFM, AWAM

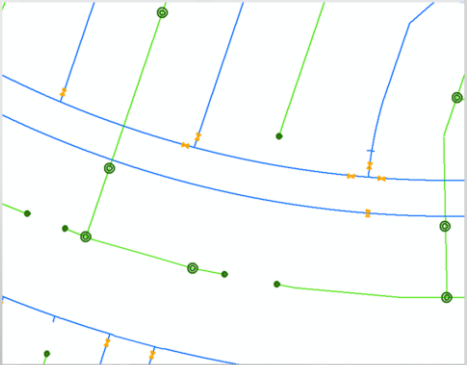


HALFF GIS SERVICES

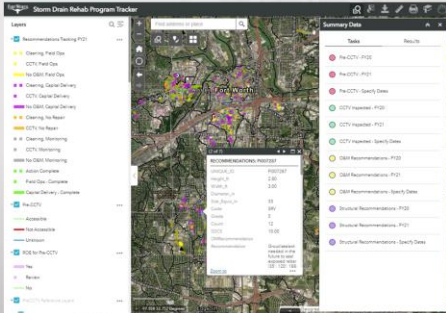
- 31 GIS analysts, 8 GISPs
- 250+ GIS users
- 12 custom application developers
- ESRI Partner Network
- ESRI Application Service Provider (ASP)



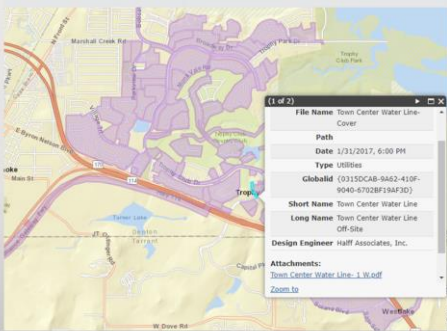
GIS DATA DEVELOPMENT AND ASSET INVENTORY



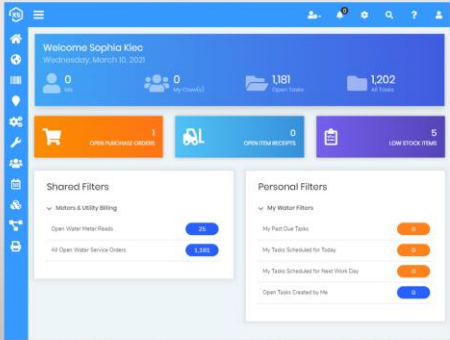
WEBMAP HOSTING SERVICES



PLAN SET / AS-BUILT GIS INTEGRATION SYSTEM



WORK ORDER MANAGEMENT SERVICES



GEOMETRIC AND UTILITY NETWORKS



Additional GIS Services

- Noise analysis
- Georeferencing and transformation
- Mobile GIS solutions
- LIDAR topographic analysis
- Custom program development
- Real estate analysis
- 3D visualization
- Floodplain management
- Hydrology and hydraulics
- Spatial analysis
- GIS master planning
- Training and technical support
- Corridor/Route analysis
- Database hosting



Phased Approach to GIS

| Phase 1 | Phase 2 | Phase 3 | Phase 4 |
|---|---|---|--|
| <ul style="list-style-type: none">• Needs/data assessment• GIS inventory from available data- i.e., utilities, zoning, coverage areas• Setup web map for data viewing and editing | <ul style="list-style-type: none">• Field inventory/locate assets - Hydrants, street signs• Risk-based prioritization for assets | <ul style="list-style-type: none">• Condition assessment pilot test and program development• Asset management planning | <ul style="list-style-type: none">• System renewal and corrective action recommendations• Work order management system implementation |



HALFF GIS SERVICES

QUESTIONS?

CONTACT:
Matt Stahl, PE, CFM, AIAAM
(817) 764-7518
mstahl@halff.com



HALFF GIS SERVICES

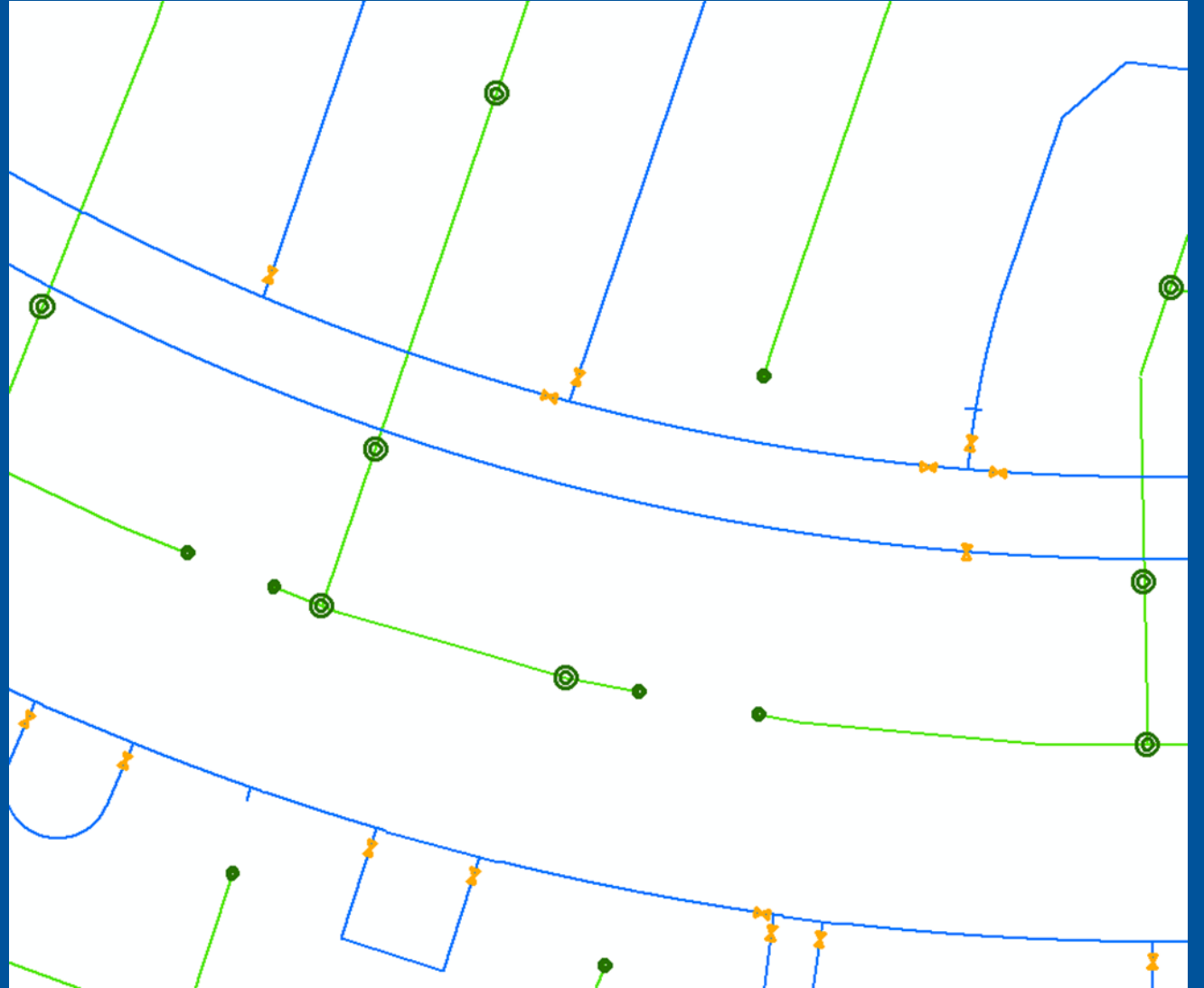
GIS DATA DEVELOPMENT AND ASSET INVENTORY

*DATA-DRIVEN INVENTORY AND PRIORITIZATION
SYSTEM TO PREPARE FOR THE FUTURE*

GIS DATA DEVELOPMENT AND ASSET INVENTORY

Key Benefits

- Database design based on specific needs
- As-built/CAD conversion and integration
- One stop shop for viewing assets and related data
 - Age, material, location, photos
- Spatial analysis
- Easy to grow and maintain



GIS DATA DEVELOPMENT AND ASSET INVENTORY

Implementation

- Create database schema that aligns with long term GIS goals and capabilities
- Collect as-builts, CADD files, PDFs and historical GIS data
- Leverage public GIS data
 - City boundaries, parcels, FEMA floodplains, etc.
- Field reconnaissance
 - Utilize field crews equipped with GPS units to identify assets



HALFF GIS SERVICES

WEB MAP HOSTING SERVICES

*PERSONALIZED WEB MAP SOLUTION ACCESSIBLE
FROM ANYWHERE*

WEB MAP HOSTING SERVICES

Key Benefits

- Affordable solution for personalized web map service
- Edit, identify, print, measure and search functionality
- Works with computers, tablets, and smartphones
- Easy to grow and maintain
- Supports city defined role-based security
- Public web map capability

City of Bedford Home Log out Administration

 City of Bedford
Public Works GIS



Web Mapping Applications

- Public Web Map
- City Secured Web Map
- Water System
- Sewer System
- Storm Sewer System
- Transportation System
- Water/Sewer Field Collection
- Data Validation / Quality Control

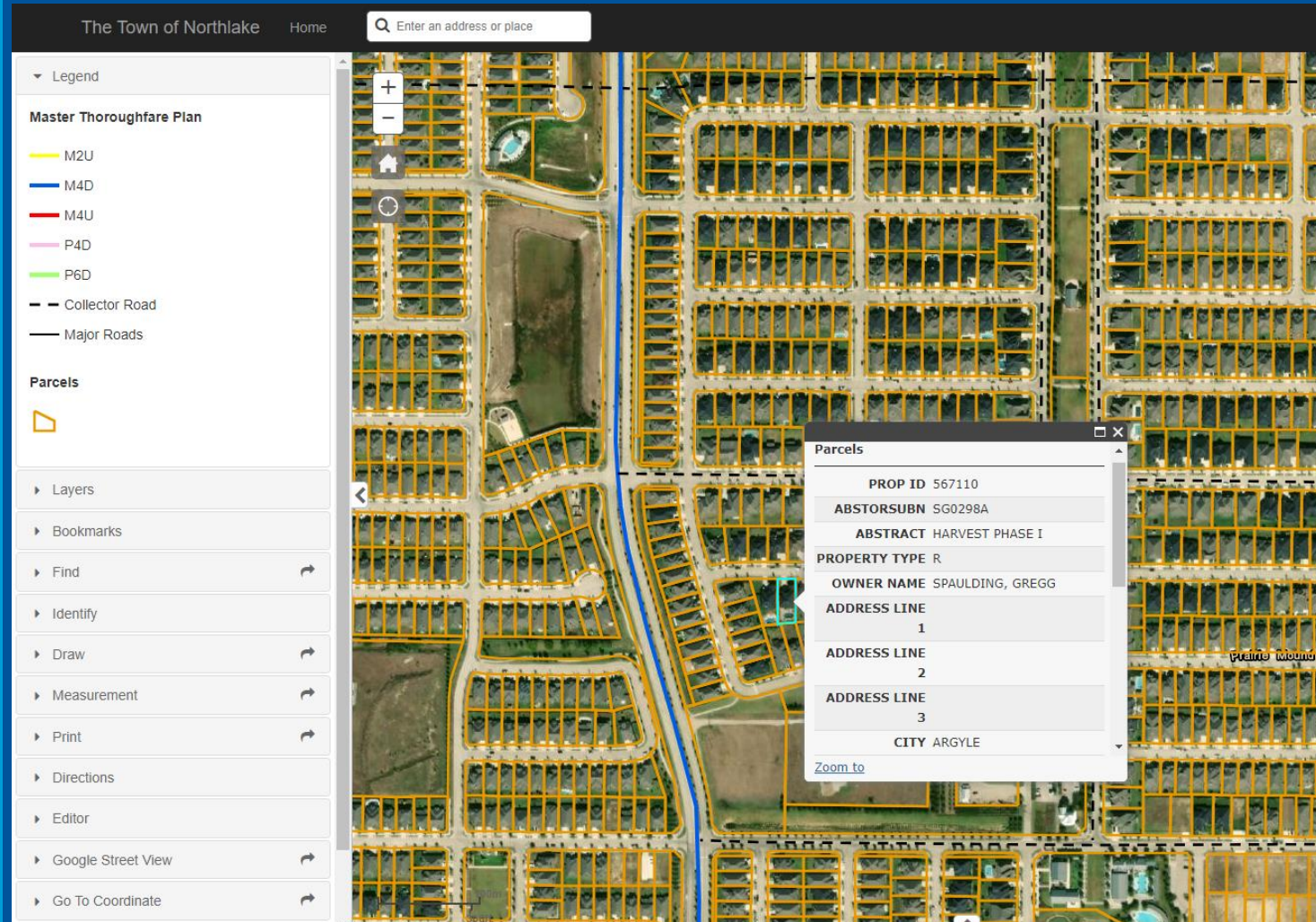
Hosted by:

 HALFF
WWW.HALFF.COM

WEB MAP HOSTING SERVICES

Implementation

- Determine use case scenarios
- Create secure URL
- Publish client data to Halff hosted ArcGIS server
- Set up symbology, widgets, print layouts, and aerial imagery
- Create admin, editor, and viewer roles



WEB MAP WIDGET VIEW

View legend for map key

Add custom bookmarks to
zoom to common views

Identify visible layers

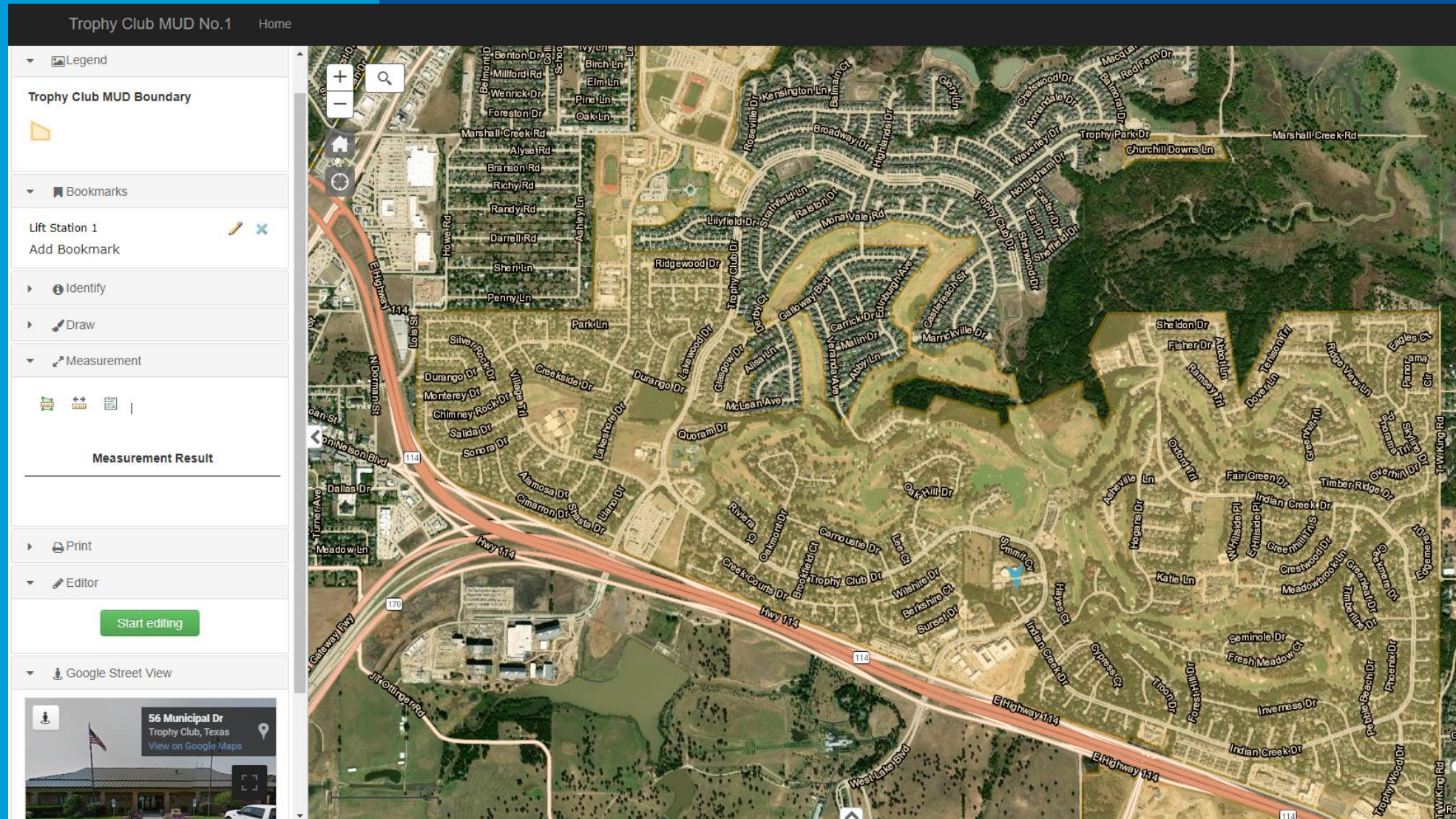
Draw shapes to highlight
areas

Measure distances and
areas easily

Print exhibit straight from
web map

Edit features and
attributes on the go

Drop into Google Street
View quickly



HALFF GIS SERVICES

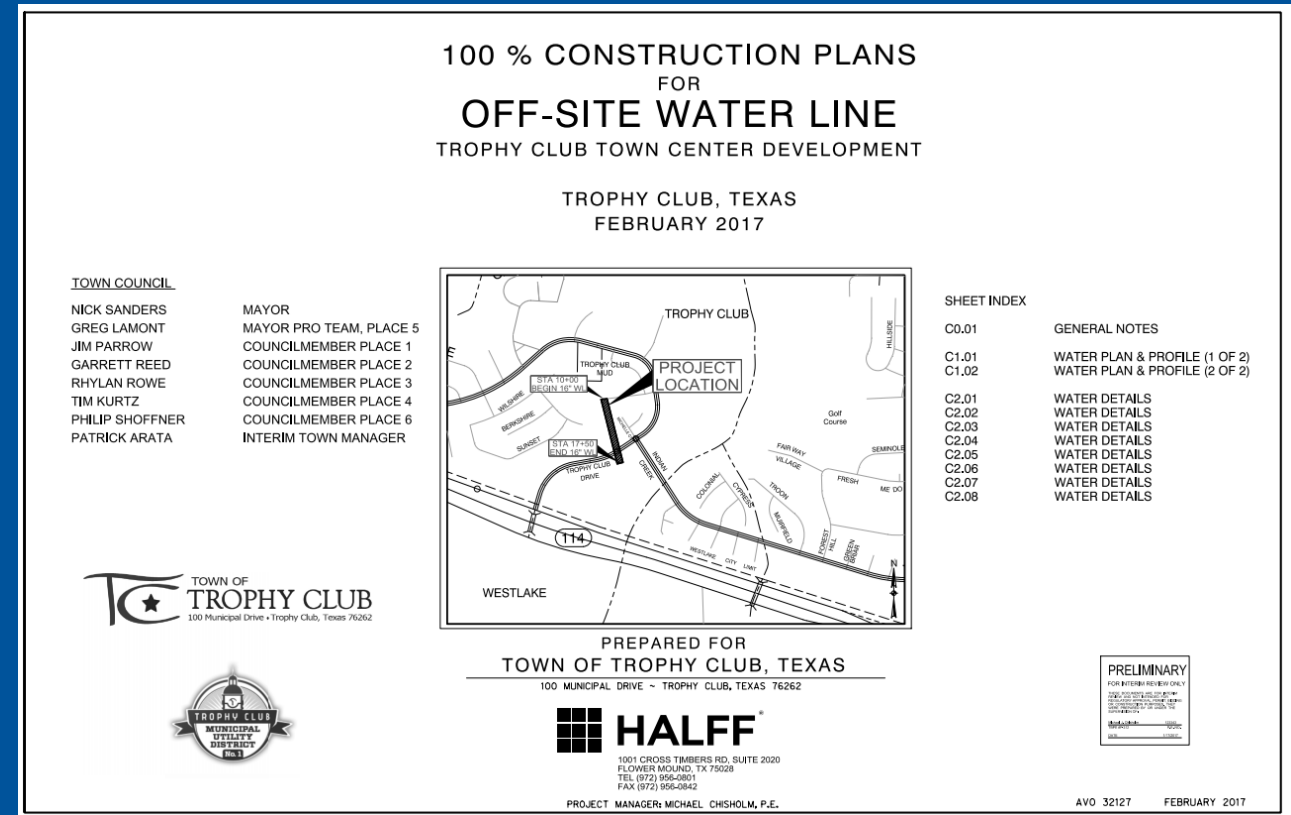
PLAN SET / AS-BUILT GIS INTEGRATION SYSTEM

*SPATIAL-BASED SYSTEM FOR STORING AND
LOCATING SPECIFIC PLANS AND AS-BUILTS*

PLAN SET / AS-BUILT GIS INTEGRATION SYSTEM

Key Benefits

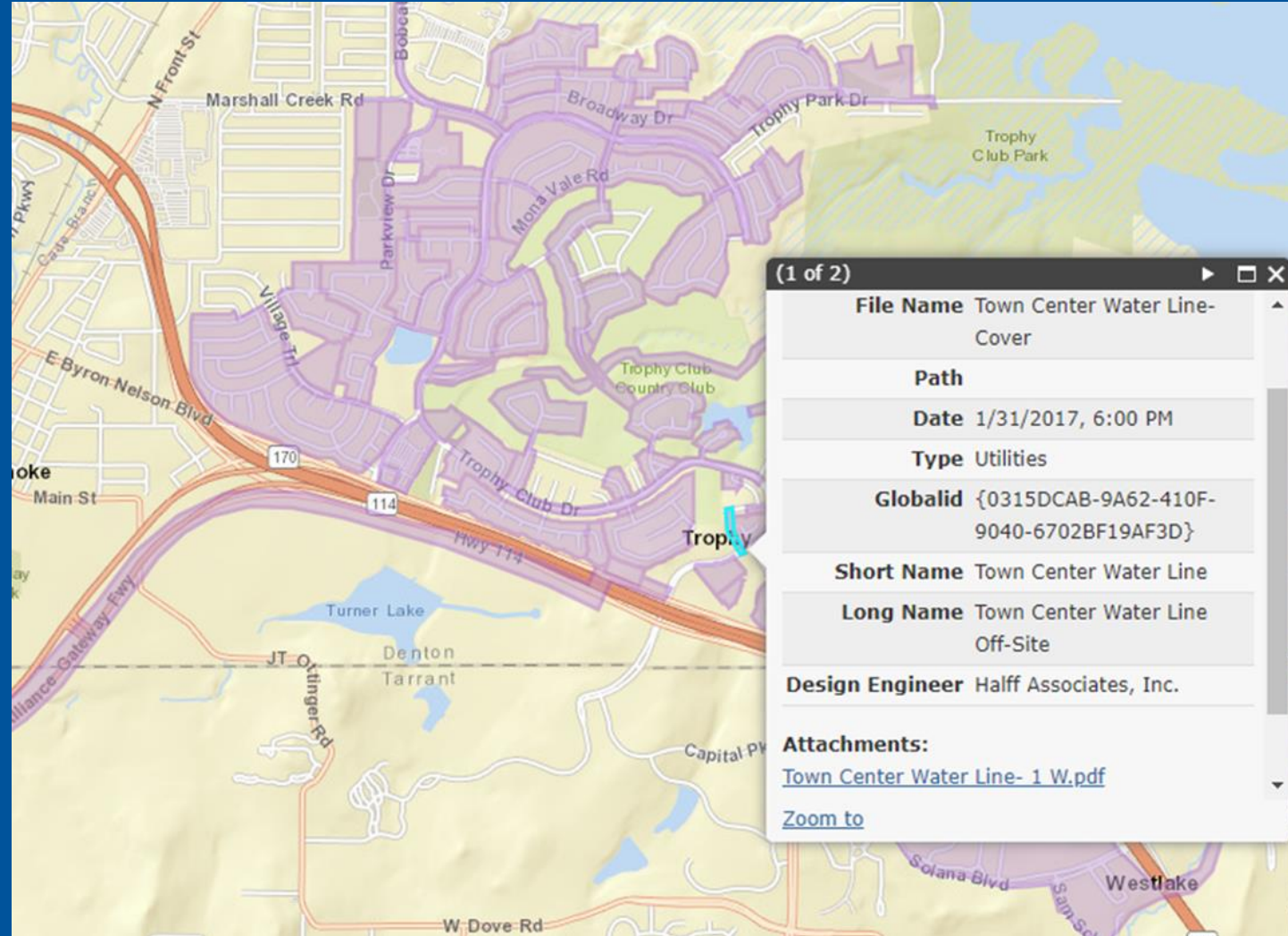
- Reduce time spent searching through folders or boxes
- View plan PDFs via hyperlinks
- Easy to add additional plans
- Searchable plan set data
 - i.e. project date & contractor
- Well positioned to ensure accuracy of GIS data
 - i.e. size, material, age, etc.



PLAN SET / AS-BUILT GIS INTEGRATION SYSTEM

Implementation

- Collect all physical or digital plan sets or as-builts
- Convert physical plans to PDFs
- Create GIS polygons to represent study area
- Attribute shape with detailed plan information
- Attach PDF plans to shape and make viewable in web map



HALFF GIS SERVICES

WORK ORDER MANAGEMENT SERVICES

*FLEXIBLE ENTERPRISE MAINTENANCE
MANAGEMENT SYSTEM*

WORK ORDER MANAGEMENT SERVICES

Key Benefits

- Tailored work order system based on specific needs
- Streamlined task creation and work order templates
- Integrated with GIS data and utility billing software
- Mobile friendly intuitive interface

The screenshot displays the HALFF Work Order Management Services dashboard for user Sophia Kiec on Wednesday, March 10, 2021. The interface features a blue header with navigation icons and a sidebar with various tool icons. The main content area includes a welcome message, a summary of tasks (0 Me, 0 My Crew(s), 1,181 Open Tasks, 1,202 All Tasks), and three action cards: 'OPEN PURCHASE ORDERS' (1), 'OPEN ITEM RECEIPTS' (0), and 'LOW STOCK ITEMS' (5). Below these are two filter panels: 'Shared Filters' and 'Personal Filters'. The 'Shared Filters' panel shows 'Meters & Utility Billing' with 'Open Water Meter Reads' (25) and 'All Open Water Service Orders' (1,181). The 'Personal Filters' panel shows 'My Water Filters' with 'My Past Due Tasks' (0), 'My Tasks Scheduled for Today' (0), 'My Tasks Scheduled for Next Work Day' (0), and 'Open Tasks Created by Me' (0).

| Category | Item | Count |
|------------------|--------------------------------------|-------|
| Summary | Me | 0 |
| | My Crew(s) | 0 |
| Tasks | Open Tasks | 1,181 |
| | All Tasks | 1,202 |
| Action Cards | Open Purchase Orders | 1 |
| | Open Item Receipts | 0 |
| | Low Stock Items | 5 |
| Shared Filters | Open Water Meter Reads | 25 |
| | All Open Water Service Orders | 1,181 |
| Personal Filters | My Past Due Tasks | 0 |
| | My Tasks Scheduled for Today | 0 |
| | My Tasks Scheduled for Next Work Day | 0 |
| | Open Tasks Created by Me | 0 |

WORK ORDER MANAGEMENT SERVICES

Implementation

- Create multi-user database
- Reference published GIS data to make embedded maps
- Create work order templates
- Integrate billing software
- Staff training

All Facilities

Enter text to search...

Drag a column header here to group by that column

| Location | Full Location | Abbreviation | Status |
|-------------------------------|--|--------------|--------|
| Water Treatment Plant | Water Treatment Plant | AC | ✓ |
| #02 (4043 st. rt 257) | Water System -> Station -> #02 (4043 st. rt 257) | Sta02 | ✓ |
| #06 Booster 7363 Harriott Rd | Water System -> Station -> #06 Booster 7363 Harriott Rd | BS06 | ✓ |
| #07 Booster | Water System -> Station -> #07 Booster | BS07 | ✓ |
| #07 Valve Station | Water System -> Station -> #07 Valve Station | | ✓ |
| #08 251 Joe Walker Rd (SR 37) | Water System -> Station -> #08 251 Joe Walker Rd (SR 37) | | ✓ |

Page 1 of 22 (1051 items) 1 2 3 4 5 6 7 ... 20 21 22 Page size: 50

HALFF GIS SERVICES

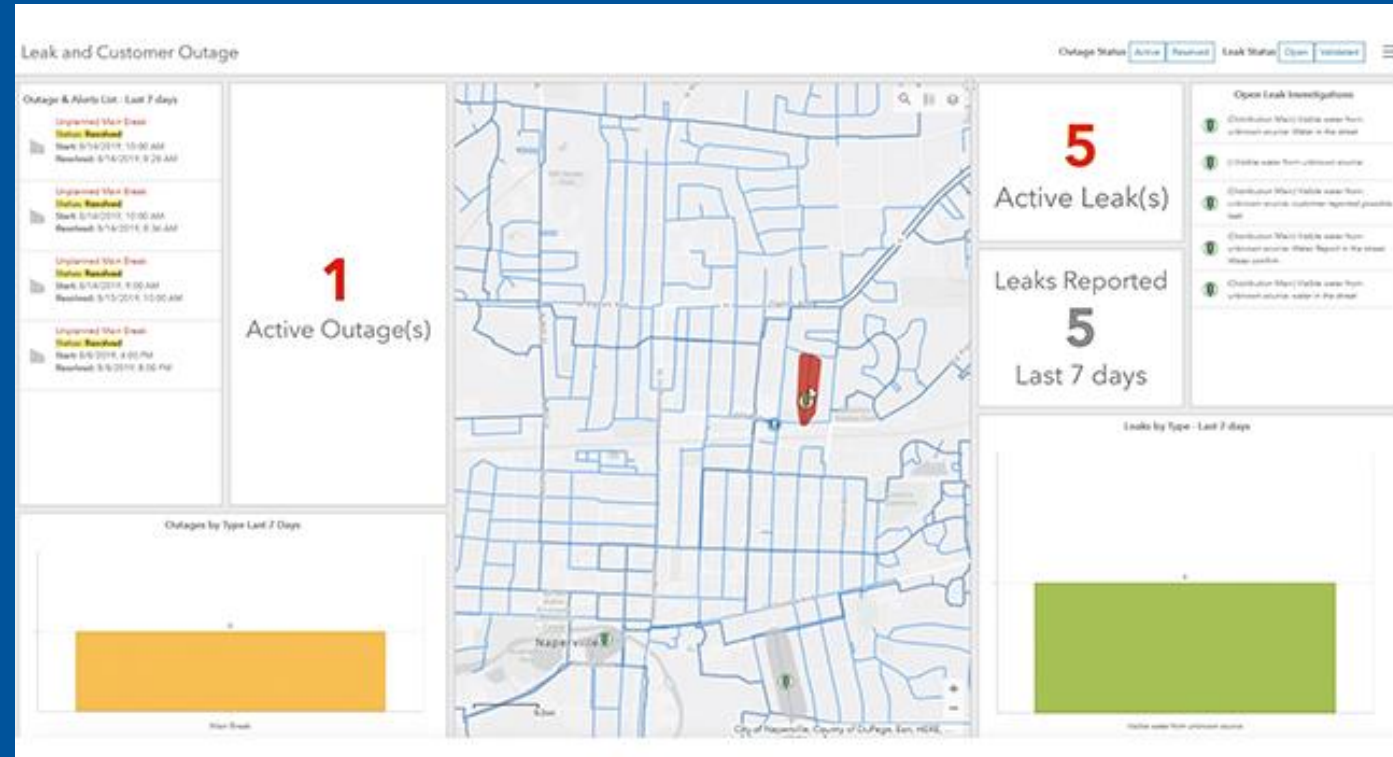
GEOMETRIC AND UTILITY NETWORKS

TOPOLOGICALLY CORRECT GIS FOR MODELLING

GEOMETRIC AND UTILITY NETWORKS

Key Benefits

- Configurable for any utility, municipality or organization with linear assets
- Mobile friendly editing capabilities
- Analyze how the network is affected by real-world events
- Trace how resources flow through the network



GEOMETRIC AND UTILITY NETWORKS

Implementation

- Determine use cases and critical GIS data
- Migrate GIS data into pre-defined ESRI network schema
- Utilize spatial connectivity tools to ensure data is topologically correct
- Staff training





Additional GIS Services

- Noise analysis
- Georeferencing and transformation
- Mobile GIS solutions
- LiDAR topographic analysis
- Custom program development
- Real estate analysis
- 3D visualization
- Floodplain management
- Hydrology and hydraulics
- Spatial analysis
- GIS master planning
- Training and technical support
- Corridor/Route analysis
- Database hosting

Phased Approach to GIS

Phase 1

- Needs/data assessment
- GIS inventory from available data- i.e.. utilities, zoning, coverage areas
- Setup web map for data viewing and editing

Phase 2

- Field inventory/locate assets - Hydrants, street signs
- Risk-based prioritization for assets

Phase 3

- Condition assessment pilot test and program development
- Asset management planning

Phase 4

- System renewal and corrective action recommendations
- Work order management system implementation

QUESTIONS?

CONTACT:

Matt Stahl, PE, CFM, AWAM

(817) 764-7516

mstahl@halff.com



**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2021-0426-__**

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 AN AGREEMENT BY AND BETWEEN THE TOWN OF HICKORY CREEK, TEXAS AND MOBILE COMMUNICATIONS AMERICA CONCERNING EQUIPMENT AND SERVICE MAINTENANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek (the “Town”), Texas is a Type A General Law Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the Town Council has been presented with a proposed Agreement by and between the Town of Hickory Creek, Texas and Mobile Communications America (hereinafter the “Agreement”) to provide equipment and service maintenance for the Town of Hickory Creek, a copy of which is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the Town Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor shall be authorized to execute them on behalf of the Town of Hickory Creek.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Hickory Creek, Texas:

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Section 2: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 26th day of April, 2021.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent, III, Town Attorney
Town of Hickory Creek, Texas



AGENDA INFORMATION SHEET

MEETING DATE: April 26, 2021

AGENDA ITEM: Consider and act on nomination of the 2021 Hickory Creek Scholars of the Year.

SUMMARY: Lake Dallas High School recommends Addison Buesing and Gillian Stinson as 2021 Scholars of the Year.



AGENDA INFORMATION SHEET

MEETING DATE: April 26, 2021

AGENDA ITEM: Consider and act on nomination of the 2021 Hickory Creek Sportsman of the Year.

SUMMARY: Lake Dallas High School recommends Patrick Wenger as 2021 Sportsman of the Year.



AGENDA INFORMATION SHEET

MEETING DATE: April 26, 2021

AGENDA ITEM: Consider and act on nomination of the 2021 Hickory Creek Sportswoman of the Year.

SUMMARY: Lake Dallas High School recommends Ivelyn Jimenez as 2021 Sportswoman of the Year.