



**NOTICE OF
REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
MONDAY, JUNE 27, 2022, 6:00 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Presentation of Awards

1. 2021 Business of the Year
2. 2021 Citizen of the Year
3. Steven Antommarchi
4. Corbin Burley
5. Gatlin Smith

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.

- [6.](#) May 2022 Council Meeting Minutes
- [7.](#) May 2022 Financial Statements
- [8.](#) Consider and act on a resolution designating The Olana as the 2021 Business of the Year.
- [9.](#) Consider and act on a resolution designating Richard Hayes as the 2021 Citizen of the Year.
- [10.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, for the appointment of one member to the board of managers of the Denco Area 9-1-1 District.
- [11.](#) 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 between the Town of Hickory Creek and Trendmaker Homes, DFW, LLC. concerning inspection and maintenance of stormwater facilities.
- [12.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas authorizing the issuance of a water well drilling permit for 1851 Turbeville Road, Hickory Creek, Texas.
- [13.](#) Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby adopting a public information policy.
- [14.](#) Consider and act on the 2022-2023 Hickory Creek Economic Development Corporation Budget.
- [15.](#) Consider and act on permit application submitted by Walmart, 1035 Hickory Creek Blvd, Hickory Creek, Texas, for temporary storage containers for merchandise.

Regular Agenda

- [16.](#) Conduct a public hearing regarding a request for a Special Use Permit from Bonnie Brown on behalf of Alpha & Omega Equipment Sales and Rental for the construction of a new facility for the sales, rental, outdoor display and routine service of construction equipment at 8560 S. Stemmons Freeway, and consider and act on the same. The legal description of the property is A0958A McCarroll, Tract 29 (pt), Town of Hickory Creek, Denton County, Texas.
17. Conduct a public hearing continued from March 28, 2022, April 25, 2022 and May 23, 2022 regarding a request from David Palmer on behalf of the Weitzman Group to change the zoning description from C-1 Commercial to Planned Development on an 11.890 acre tract of land in the J.W. Simmons Survey, Abstract No. A1163A in the Town of Hickory Creek, Denton County Texas, and being legally described as part of the following tracts:

Tract 34A, Tract 34C, Tract 35A (pt), and Tract 35A (2) and consider and act on an ordinance for the same. The property is located between the 1000 block of Hickory Creek Boulevard and the 8300 block of Stemmons Freeway.

18. 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 between the Town of Hickory Creek and Swagit Productions concerning town hall audio visual systems.
19. Presentation from Halff Associates regarding updating the comprehensive plan.
20. Receive update from Chief Dunn concerning police department activity since May council meeting, and discuss same.
21. Discussion regarding interlocal agreement with Lake Cities Utility Municipal Authority and the Town of Hickory Creek.
22. Discussion regarding providing animal services for the City of Corinth.
23. Discussion regarding the 2022 Lake Cities 4th of July Celebration to be held on Saturday, July 2, 2022.

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.

24. Receive legal advice concerning enforcement of Town's building codes, property maintenance standards, and use restrictions for multiple parcels of real estate in apparent non-compliance located within the Town of Hickory Creek, Texas.

Section 551.074

Personnel matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

25. Review of individual employees' performance
26. Town Administrator

Reconvene into Open Session

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

Future Agenda Items

The purpose of this section is to allow each Council Member the opportunity to propose that an item be added as a business item to any future agenda. Any discussion of, or a decision about, the subject matter shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

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 June 22, 2022 at 4:00 p.m.

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

Kristi Rogers, Town Secretary
Town of Hickory Creek

**FIRST AMENDED REGULAR MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, MAY 23, 2022**

MINUTES

Call to Order

Mayor Clark called the meeting to order at 6:00 p.m.

Roll Call

The following members were present:

Mayor Lynn Clark

Councilmember Randy Gibbons

Councilmember Richard DuPree

Mayor Pro Tem Paul Kenney

Councilmember Ian Theodore

The following member was absent:

Councilmember Chris Gordon

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

Mayor Clark led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Councilmember Theodore gave the invocation.

Presentation of Awards

1. 2022 Female Athlete of the Year

Mayor Clark presented the 2022 Female Athlete of the Year award to Jorja Elliott.

2. 2022 Male Athlete of the Year

Mayor Clark presented the 2022 Male Athlete of the Year award to Brendan Sorsby.

3. 2022 Scholars of the Year

Mayor Clark presented the 2022 Lake Dallas Scholar of the Year award to Landry Billingsley and the 2022 Founders Classical Academy Scholar of the Year award to Hayden Hiatt.

Proclamations

There were no proclamations.

Items of Community Interest

Thanks to Hickory Creek Police Department and Veteran's Creed Outdoors Team Texas for hosting the Lakeside Hero Fishing Tournament presented by MonsterBass held May 14, 2022 at Westlake Park.

Thanks to Corinth Veterinary Clinic, town staff and volunteers who participated in the Low-Cost Vaccination Clinic held May 7, 2022.

Thanks to town staff who prepared breakfast in honor of National Police Week and National Public Works Week to show appreciation to the dedicated police and public works staff.

William Carruth, Boy Scout Troop 424, was in attendance to achieve his Citizenship in the Community Merit Badge.

Public Comment

There were no speakers for public comment.

Consent Agenda

4. April 2022 Council Meeting Minutes
5. April 2022 Financial Statements
6. Resolution designating Jorja Elliott as the 2022 Female Athlete of the Year.
7. Resolution designating Brendan Sorsby as the 2022 Male Athlete of the Year.
8. Resolution designating Landry Billingsley as the 2022 Lake Dallas High School Scholar of the Year.
9. Resolution designating Hayden Hiatt as the 2022 Founders Classical Academy Scholar of the Year.
10. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas re-appointing a presiding judge and an associate judge for Municipal Court of Record No. 1.
11. 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 Cynthia Burkett for municipal judge services.

Town of Hickory Creek

May 23, 2022

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12. 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 Nicholas Wohr for municipal judge services.
13. 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 agreement between the Town of Hickory Creek, Texas and Denton County, Texas concerning use of Denton County Police Communication Network.
14. 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 agreement between the Town of Hickory Creek, Texas and Denton County, Texas concerning dispatch services.
15. Consider and act on a resolution by the Town of Hickory Creek, Texas, ("Town") suspending Oncor Electric Delivery Company, LLC's proposed effective date of June 17, 2022, for ninety days in connection with Oncor's statement of intent to increase rates filed on or about May 13, 2022; requiring the reimbursement of municipal rate case expenses; authorizing participation in a coalition of similarly situated cities; authorizing intervention and participation in related rate proceedings; authorizing the retention of special counsel.

Motion made by Councilmember DuPree to approve consent agenda items 4-15 as presented, Seconded by Councilmember Theodore.

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

Regular Agenda

16. Presentation of Certificates of Election and Administration of Oaths of Office to candidates elected.

John M. Smith, Jr. presented a Certificate of Election and administered the Oath of Office to Mayor Clark.

Mayor Lynn Clark presented Certificates of Election and administered Oaths of Office to Councilmember Richard DuPree and Councilmember Paul Kenney.

17. Interview for various boards and commissions.

The Town Council interviewed Mary Alsmiller and Lee Kessee for various boards and commissions.

18. Conduct a public hearing continued from March 28, 2022 and April 25, 2022 regarding a request from David Palmer on behalf of the Weitzman Group to change the zoning description from C-1 Commercial to Planned Development on an 11.890 acre tract of land in the J.W. Simmons Survey, Abstract No. A1163A in the Town of Hickory Creek, Denton County Texas, and being legally described as part of the following tracts: Tract 34A, Tract 34C, Tract 35A (pt), and Tract 35A (2) and consider and act on an ordinance for the same. The property is located between the 1000 block of Hickory Creek Boulevard and the 8300 block of Stemmons Freeway.

Mayor Clark called the public hearing to order at 6:38 p.m.

Ron Furtick, 1500 Turbeville Road, stated development like this shouldn't happen. He desires to work together in the future to attempt to secure development that includes retail space providing economic development and sales tax revenue for the town. It is very important, so property taxes are not increased. A downtown district needs to be established.

Motion made by Councilmember Gibbons to keep the public hearing open and continue the public hearing to the June 27, 2022, Town Council Meeting, Seconded by Mayor Pro Tem Kenney.

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

19. Consider and act on a final plat of The Olana at Hickory Creek, Lot 1, Block 1: being 38.5858 acres, H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located at 1851 Turbeville Road.

Motion made by Mayor Pro Tem Kenney to approve the final plat of The Olana at Hickory Creek, Lot 1, Block 1 as presented, Seconded by Councilmember DuPree.

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

20. Presentation from Halff Associates regarding a Comprehensive Plan Update.

No presentation was given.

21. Consider and act on allocating funds to update the Comprehensive Plan.

No action taken.

22. 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 amendment to a development agreement by and between the Town of Hickory Creek, Texas and Reserve at Hickory Creek, LLC.

No action taken.

23. 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 between the Town of Hickory Creek and Reserve at Hickory Creek, LLC. and Citizens 1st Bank concerning collateral assignment of an interest in a development agreement.

No action taken.

24. 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 to execute an amendment to an Interlocal Agreement between the Town of Hickory Creek, Texas and Denton County, Texas concerning road construction.

Thanks to Denton County Judge Andy Eades, Commissioner Bobbie J. Mitchell and the other commissioners for allocating funds for road projects in the Town of Hickory Creek, the Mayor and Town Council cannot express their appreciation enough.

Motion made by Councilmember Theodore to approve a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek to execute and amendment to an Interlocal Agreement between the Town of Hickory Creek, Texas and Denton County, Texas concerning road construction, Seconded by Councilmember DuPree.

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

25. 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 between the Town of Hickory Creek, Texas and Sycamore Cove Homeowners' Association concerning stormwater facility maintenance.

Motion made by Councilmember Theodore to approve a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement between the Town of Hickory Creek, Texas and Sycamore Cove Homeowners' Association concerning stormwater facility maintenance, Seconded by Mayor Pro Tem Kenney.

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

26. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby adopting a master application and fee schedule; and providing an effective date.

Motion made by Mayor Pro Tem Kenney to approve a resolution adopting a master application and fee schedule with the following fees: New Residential \$2.75 per square foot under roof and Multi-Family Residential \$1.50 per square foot under roof, Seconded by Councilmember Theodore.

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

27. Consider and act on appointments to the Arts and Culture Board.

Motion made by Councilmember Theodore to appoint Mary Alsmiller, Place 2 and Lee Kessee, Place 4, Seconded by Councilmember Gibbons.

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

28. Consider and act on appointments to Board of Adjustments.

Motion made by Mayor Pro Tem Kenney to appoint Larry Crawford, Position 2, Brian Engle, Position 4 and Dennis Day, Alternate 2, Seconded by Councilmember DuPree.

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

29. Consider and act on appointments to the Parks and Recreation Board.

Motion made by Councilmember Theodore to appoint Lisa Rowell, Place 2, Kyle Knop, Place 4 and Gwen McIntosh, Place 6, Seconded by Mayor Pro Tem Kenney.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

30. Consider and act on appointments to the Planning and Zoning Commission.

Motion made by Councilmember Gibbons to appoint Rodney Barton, Place 2, Bryant Hawkes, Place 4 and Tim May, Place 6, Seconded by Councilmember DuPree.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

31. Consider and act on nomination of the 2021 Hickory Creek Business of the Year.

Motion made by Councilmember Theodore to nominate, The Olana, 2021 Hickory Creek Business of the Year, Seconded by Mayor Pro Tem Kenney.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

32. Consider and act on nomination of the 2021 Hickory Creek Citizen of the Year.

Motion made by Councilmember Theodore to nominate, Richard Hayes, 2021 Hickory Creek Citizen of the Year, Seconded by Mayor Pro Tem Kenney.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

33. Consider and act on appointment of Mayor Pro Tem.

Motion made by Councilmember Theodore to appoint Paul Kenney, Mayor Pro Tem, Seconded by Councilmember DuPree.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion Passed unanimously.

34. Consider and act on appointments to the Code of Ethics Board.

Mayor Clark would like to reappoint Samantha Brown; Councilmember Dupree would like to reappoint Mary Jean Fields; Mayor Pro Tem Kenney would like to reappoint Chance Allison and Councilmember Theodore would like to appoint Rick Carruth.

Motion made by Councilmember Theodore to approve appointments to the Code of Ethics Board as stated, Seconded by Councilmember Gibbons.
Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion Passed unanimously.

35. Consider and act on appointing councilmembers as liaisons for various boards and commissions.

Councilmember Gibbons, Planning and Zoning; Councilmember DuPree, Police Department and Animal Services; Councilmember Gordon, Parks and Recreation; Mayor Pro Tem Kenney, EDC and Councilmember Theodore, Board of Adjustments.

Motion made by Councilmember Theodore to appoint the slate of names presented as liaisons for various boards and commissions, Seconded by Mayor Pro Tem Kenney. Voting Yea: Councilmember Gibbons, Councilmember DuPree, Mayor Pro Tem Kenney, Councilmember Theodore. Motion Passed unanimously.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council convened into executive session at 7:37 p.m. to discuss the following matters.

Section 551.071

Consultation with Attorney on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, or on matters pertaining to pending or contemplated litigation.

36. Broadband services, contractual terms, and legal obligations.

Reconvene into Open Session

The Town Council reconvened into open session at 8:25 p.m.

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

No action taken.

Future Agenda Items

The following items were requested: interlocal agreement with Lake Cities Municipal Utility Authority, Turbeville Road and collaboration with the other Lake Cities on a future council project.

Adjournment

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

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

The meeting did then stand adjourned at 8:30 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 May 31, 2022

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
BOA - Animal Shelter Fund	22,509.33
BOA - Drug Forfeiture	420.62
BOA - Drug Seizure	3,936.64
BOA - General Fund	641,181.46
BOA - Parks and Recreation	64,067.16
BOA - Payroll	260.00
BOA - Police State Training	5,186.21
Logic 2020 CO's	4,012,681.20
Logic Animal Shelter Facility	9,595.47
Logic Coronavirus Recovery Fund	596,172.75
Logic Harbor Ln-Sycamore Bend	80,519.75
Logic Investment Fund	6,240,615.29
Logic Turbeville Road	95,046.97
Total Checking/Savings	11,772,192.85
Accounts Receivable	
Municipal Court Payments	10,884.40
Total Accounts Receivable	10,884.40
Total Current Assets	11,783,077.25
TOTAL ASSETS	11,783,077.25
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Profit & Loss
May 2022

	May 22
Ordinary Income/Expense	
Income	
Ad Valorem Tax Revenue	
4002 M&O	7,481.97
4004 M&O Penalties & Interest	978.47
4006 Delinquent M&O	370.43
4008 I&S Debt Service	4,062.83
4010 I&S Penalties & Interest	550.64
4012 Delinquent I&S	240.99
Total Ad Valorem Tax Revenue	13,685.33
Building Department Revenue	
4102 Building Permits	138,479.80
4104 Certificate of Occupancy	4,250.00
4106 Contractor Registration	1,350.00
4124 Sign Permits	550.00
Total Building Department Revenue	144,629.80
Franchise Fee Revenue	
4204 Charter Communications	10,876.69
4212 Republic Services	9,427.95
Total Franchise Fee Revenue	20,304.64
Interest Revenue	
4330 General Fund Interest	1.08
4332 Investment Interest	7,598.32
Total Interest Revenue	7,599.40
Miscellaneous Revenue	
4502 Animal Adoption & Impound	840.00
4508 Annual Park Passes	1,670.00
4510 Arrowhead Park Fees	6,794.00
4526 Mineral Rights	114.55
4530 Other Receivables	13,998.35
4536 Point Vista Park Fees	2,100.00
4550 Sycamore Bend Fees	2,167.00
4558 Harbor Lane/Sycamore Bend	1,750.00
Total Miscellaneous Revenue	29,433.90
Municipal Court Revenue	
4602 Building Security Fund	1,479.18
4604 Citations	44,781.53
4606 Court Technology Fund	1,248.26
4608 Jury Fund	28.58
4610 Truancy Fund	1,428.60
4612 State Court Costs	24,158.01
Total Municipal Court Revenue	73,124.16
Sales Tax Revenue	
4702 Sales Tax General Fund	182,516.78
4706 Sales Tax 4B Corporation	26,073.83
4708 Sales Tax Mixed Beverage	3,037.04
Total Sales Tax Revenue	211,627.65
Total Income	500,404.88
Gross Profit	500,404.88
Expense	
Capital Outlay	
5010 Street Maintenance	2,045.00
5012 Streets & Road Improvement	4,500.00

Town of Hickory Creek
Profit & Loss
May 2022

	May 22
5026 Fleet Vehicles	4,369.66
Total Capital Outlay	10,914.66
General Government	
5202 Bank Service Charges	15.00
5206 Computer Hardware/Software	272.90
5208 Copier Rental	340.73
5212 EDC Tax Payment	43,869.15
5216 Volunteer/Staff Events	634.90
5218 General Communications	7,942.42
5222 Office Supplies & Equip.	111.23
5224 Postage	1,001.86
5226 Community Cause	593.92
5228 Town Council/Board Expense	426.14
Total General Government	55,208.25
Municipal Court	
5312 Court Technology	2,718.95
5318 Merchant Fees/Credit Cards	111.67
5322 Office Supplies/Equipment	351.22
5332 Warrants Collected	145.01
Total Municipal Court	3,326.85
Parks and Recreation	
5408 Tanglewood Park	45.16
Total Parks and Recreation	45.16
Parks Corps of Engineer	
5432 Arrowhead	471.73
5434 Harbor Grove	63.48
5436 Point Vista	179.26
5438 Sycamore Bend	228.04
Total Parks Corps of Engineer	942.51
Personnel	
5502 Administration Wages	36,847.04
5506 Police Wages	76,592.58
5507 Police Overtime Wages	1,568.63
5508 Public Works Wages	15,432.94
5509 Public Works Overtime Wage	285.50
5510 Health Insurance	22,535.15
5514 Payroll Expense	1,907.00
5516 Employment Exams	200.00
5518 Retirement (TMRS)	19,080.02
Total Personnel	174,448.86
Police Department	
5602 Auto Gas & Oil	4,314.70
5606 Auto Maintenance & Repair	4,098.37
5612 Computer Hardware/Software	488.82
5614 Crime Lab Analysis	135.00
5626 Office Supplies/Equipment	363.22
5630 Personnel Equipment	202.19
5636 Uniforms	111.80
5640 Training & Education	710.70
5646 Community Outreach	50.31
5648 K9 Unit	78.49
Total Police Department	10,553.60
Public Works Department	
5706 Animal Control Supplies	55.54
5708 Animal Control Vet Fees	479.95

8:20 AM

06/20/22

Accrual Basis

Town of Hickory Creek

Profit & Loss

May 2022

	May 22
5710 Auto Gas & Oil	1,721.93
5714 Auto Maintenance/Repair	956.36
5728 Equipment Supplies	349.50
5732 Office Supplies/Equipment	111.22
5734 Communications	311.71
5742 Uniforms	234.91
5748 Landscaping Services	9,602.87
Total Public Works Department	13,823.99
Services	
5804 Attorney Fees	700.00
5814 Engineering	7,138.59
5818 Inspections	11,385.00
5824 Library Services	60.90
5826 Municipal Judge	1,150.00
Total Services	20,434.49
Utilities & Maintenance	
5902 Bldg Maintenance/Supplies	17,743.59
5904 Electric	2,120.46
5906 Gas	14.35
5908 Street Lighting	3,303.10
5910 Telephone	4,591.32
5912 Water	914.21
Total Utilities & Maintenance	28,687.03
Total Expense	318,385.40
Net Ordinary Income	182,019.48
Net Income	182,019.48

Town of Hickory Creek
Budget vs. Actual Year to Date 66.64%
October 2021 through May 2022

	Oct '21 - May 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Ad Valorem Tax Revenue			
4002 M&O	1,445,449.27	1,484,251.00	97.4%
4004 M&O Penalties & Interest	4,511.68	3,000.00	150.4%
4006 Delinquent M&O	632.33	1,000.00	63.2%
4008 I&S Debt Service	786,110.06	805,976.00	97.5%
4010 I&S Penalties & Interest	2,402.29	1,500.00	160.2%
4012 Delinquent I&S	362.23	750.00	48.3%
Total Ad Valorem Tax Revenue	2,239,467.86	2,296,477.00	97.5%
Building Department Revenue			
4102 Building Permits	787,696.01	750,000.00	105.0%
4104 Certificate of Occupancy	22,500.00	25,000.00	90.0%
4106 Contractor Registration	9,225.00	7,500.00	123.0%
4108 Preliminary/Final Plat	2,275.00	2,275.00	100.0%
4110 Prelim/Final Site Plan	9,876.00	9,786.00	100.9%
4112 Health Inspections	10,120.00	10,000.00	101.2%
4122 Septic Permits	2,275.00	3,000.00	75.8%
4124 Sign Permits	1,450.00	1,000.00	145.0%
4126 Special Use Permit	0.00	200.00	0.0%
4128 Variance Fee	2,500.00	2,000.00	125.0%
4130 Vendor Fee	575.00	700.00	82.1%
4132 Alarm Permit Fees	500.00	500.00	100.0%
Total Building Department Revenue	848,992.01	811,961.00	104.6%
Franchise Fee Revenue			
4202 Atmos Energy	65,388.09	46,000.00	142.1%
4204 Charter Communications	32,132.64	42,900.00	74.9%
4206 CenturyLink	0.00	0.00	0.0%
4208 CoServ	3,961.81	4,700.00	84.3%
4210 Oncor Electric	132,559.70	131,500.00	100.8%
4212 Republic Services	35,356.62	48,000.00	73.7%
Total Franchise Fee Revenue	269,398.86	273,100.00	98.6%
Interest Revenue			
4330 General Fund Interest	8.34	50.00	16.7%
4332 Investment Interest	16,588.65	7,500.00	221.2%
Total Interest Revenue	16,596.99	7,550.00	219.8%
Interlocal Revenue			
4402 Corp Contract Current Year	0.00	45,500.00	0.0%
Total Interlocal Revenue	0.00	45,500.00	0.0%
Miscellaneous Revenue			
4502 Animal Adoption & Impound	5,565.00	10,600.00	52.5%
4506 Animal Shelter Donations	2,280.00	2,280.00	100.0%
4508 Annual Park Passes	8,961.35	25,000.00	35.8%
4510 Arrowhead Park Fees	19,192.00	40,000.00	48.0%
4512 Beer & Wine Permit	60.00	150.00	40.0%
4516 Corp Parks Fund Reserve	0.00	43,986.00	0.0%
4518 Drug Forfeiture	0.00	0.00	0.0%
4520 Drug Seizure	0.00	0.00	0.0%
4522 EDCPayment/Ronald Reagan	0.00	45,778.00	0.0%
4524 Fund Balance Reserve	0.00	111,092.00	0.0%
4526 Mineral Rights	944.31	1,000.00	94.4%
4530 Other Receivables	213,976.10	200,000.00	107.0%
4534 PD State Training	1,025.45	1,026.00	99.9%
4536 Point Vista Park Fees	6,886.00	12,000.00	57.4%
4546 Street Improv Restricted	0.00	265,000.00	0.0%
4550 Sycamore Bend Fees	17,229.00	15,000.00	114.9%
4554 Building Security Fund Res	0.00	0.00	0.0%
4556 Court Tech Fund Reserve	0.00	0.00	0.0%

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Accrual Basis

Town of Hickory Creek
Budget vs. Actual Year to Date 66.64%
October 2021 through May 2022

	Oct '21 - May 22	Budget	% of Budget
4558 Harbor Lane/Sycamore Bend	29,750.00	26,250.00	113.3%
4560 2020 CO Proceeds	0.00	120,000.00	0.0%
4562 Coronavirus Local Recovery	0.00	595,240.00	0.0%
4564 Task Force Forfeiture	0.00	0.00	0.0%
Total Miscellaneous Revenue	305,869.21	1,514,402.00	20.2%
Municipal Court Revenue			
4602 Building Security Fund	10,185.72	9,270.00	109.9%
4604 Citations	316,236.71	450,000.00	70.3%
4606 Court Technology Fund	8,585.75	12,115.00	70.9%
4608 Jury Fund	196.54	200.00	98.3%
4610 Truancy Fund	9,825.61	7,500.00	131.0%
4612 State Court Costs	166,978.11	250,000.00	66.8%
4614 Child Safety Fee	199.16	800.00	24.9%
Total Municipal Court Revenue	512,207.60	729,885.00	70.2%
Sales Tax Revenue			
4702 Sales Tax General Fund	1,247,691.73	1,662,500.00	75.0%
4706 Sales Tax 4B Corporation	178,241.68	237,500.00	75.0%
4708 Sales Tax Mixed Beverage	22,114.32	30,000.00	73.7%
Total Sales Tax Revenue	1,448,047.73	1,930,000.00	75.0%
Total Income	5,640,580.26	7,608,875.00	74.1%
Gross Profit	5,640,580.26	7,608,875.00	74.1%
Expense			
Capital Outlay			
5010 Street Maintenance	8,481.43	25,000.00	33.9%
5012 Streets & Road Improvement	198,306.07	265,000.00	74.8%
5022 Parks and Rec Improvements	0.00	0.00	0.0%
5024 Public Safety Improvements	6,274.50	42,500.00	14.8%
5026 Fleet Vehicles	51,426.26	202,000.00	25.5%
5030 Sycamore Bend Construction	36,955.00	36,955.00	100.0%
5032 Broadband Initiative	0.00	595,240.00	0.0%
Total Capital Outlay	301,443.26	1,166,695.00	25.8%
Debt Service			
5106 2012 Refunding Bond Series	3,618.73	267,004.00	1.4%
5110 2015 Refunding Bond Series	52,100.00	308,400.00	16.9%
5112 2015 C.O. Series	56,575.00	276,350.00	20.5%
5114 2020 C.O. Series	52,475.00	204,950.00	25.6%
Total Debt Service	164,768.73	1,056,704.00	15.6%
General Government			
5202 Bank Service Charges	60.00	200.00	30.0%
5204 Books & Subscriptions	0.00	300.00	0.0%
5206 Computer Hardware/Software	24,786.75	106,222.00	23.3%
5208 Copier Rental	2,839.07	4,200.00	67.6%
5210 Dues & Memberships	2,612.90	3,000.00	87.1%
5212 EDC Tax Payment	178,263.68	237,500.00	75.1%
5214 Election Expenses	0.00	0.00	0.0%
5216 Volunteer/Staff Events	4,534.47	10,500.00	43.2%
5218 General Communications	24,416.91	28,000.00	87.2%
5222 Office Supplies & Equip.	2,665.54	5,000.00	53.3%
5224 Postage	5,703.58	5,800.00	98.3%
5226 Community Cause	25,738.01	28,000.00	91.9%
5228 Town Council/Board Expense	5,244.87	6,500.00	80.7%
5230 Training & Education	1,009.00	1,500.00	67.3%
5232 Travel Expense	0.00	1,500.00	0.0%
5234 Staff Uniforms	925.58	926.00	100.0%
Total General Government	278,800.36	439,148.00	63.5%

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Accrual Basis

Town of Hickory Creek
Budget vs. Actual Year to Date 66.64%
October 2021 through May 2022

	Oct '21 - May 22	Budget	% of Budget
Municipal Court			
5302 Books & Subscriptions	0.00	75.00	0.0%
5304 Building Security	786.93	9,270.00	8.5%
5312 Court Technology	9,102.50	12,115.00	75.1%
5314 Dues & Memberships	55.00	120.00	45.8%
5318 Merchant Fees/Credit Cards	-791.65	0.00	100.0%
5322 Office Supplies/Equipment	873.15	1,200.00	72.8%
5324 State Court Costs	194,448.96	250,000.00	77.8%
5326 Training & Education	100.00	100.00	100.0%
5328 Travel Expense	0.00	500.00	0.0%
5332 Warrants Collected	-3,493.49	0.00	100.0%
Total Municipal Court	201,081.40	273,380.00	73.6%
Parks and Recreation			
5402 Events	1,320.84	2,000.00	66.0%
5408 Tanglewood Park	838.99	2,000.00	41.9%
5412 KHCB	175.00	500.00	35.0%
5414 Tree City USA	0.00	500.00	0.0%
5416 Town Hall Park	0.00	120,000.00	0.0%
Total Parks and Recreation	2,334.83	125,000.00	1.9%
Parks Corps of Engineer			
5432 Arrowhead	76,361.77	80,000.00	95.5%
5434 Harbor Grove	1,250.99	3,000.00	41.7%
5436 Point Vista	40,893.44	45,000.00	90.9%
5438 Sycamore Bend	14,894.21	20,000.00	74.5%
Total Parks Corps of Engineer	133,400.41	148,000.00	90.1%
Personnel			
5502 Administration Wages	311,882.43	474,280.00	65.8%
5506 Police Wages	618,934.90	983,721.00	62.9%
5507 Police Overtime Wages	10,811.92	10,000.00	108.1%
5508 Public Works Wages	132,100.46	204,506.00	64.6%
5509 Public Works Overtime Wage	2,024.63	1,200.00	168.7%
5510 Health Insurance	178,891.55	261,200.00	68.5%
5512 Longevity	12,910.00	13,076.00	98.7%
5514 Payroll Expense	15,913.45	22,000.00	72.3%
5516 Employment Exams	1,145.40	2,500.00	45.8%
5518 Retirement (TMRS)	160,050.55	239,305.00	66.9%
5520 Unemployment (TWC)	1,082.20	6,048.00	17.9%
5522 Workman's Compensation	31,506.40	31,510.00	100.0%
Total Personnel	1,477,253.89	2,249,346.00	65.7%
Police Department			
5602 Auto Gas & Oil	27,011.44	30,000.00	90.0%
5606 Auto Maintenance & Repair	31,228.04	30,000.00	104.1%
5610 Books & Subscriptions	575.63	750.00	76.8%
5612 Computer Hardware/Software	35,680.33	40,000.00	89.2%
5614 Crime Lab Analysis	2,451.34	4,500.00	54.5%
5616 Drug Forfeiture	0.00	0.00	0.0%
5618 Dues & Memberships	0.00	500.00	0.0%
5626 Office Supplies/Equipment	1,561.25	1,800.00	86.7%
5630 Personnel Equipment	42,145.74	50,000.00	84.3%
5634 Travel Expense	820.82	2,500.00	32.8%
5636 Uniforms	8,074.46	13,000.00	62.1%
5640 Training & Education	7,798.90	7,500.00	104.0%
5644 Citizens on Patrol	0.00	500.00	0.0%
5646 Community Outreach	864.49	700.00	123.5%
5648 K9 Unit	1,533.10	3,000.00	51.1%
5650 Task Force Forfeiture	0.00	15,000.00	0.0%
Total Police Department	159,745.54	199,750.00	80.0%
Public Works Department			

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Accrual Basis

Town of Hickory Creek
Budget vs. Actual Year to Date 66.64%
October 2021 through May 2022

	Oct '21 - May 22	Budget	% of Budget
5702 Animal Control Donation	0.00	2,280.00	0.0%
5704 Animal Control Equipment	0.00	500.00	0.0%
5706 Animal Control Supplies	450.35	900.00	50.0%
5708 Animal Control Vet Fees	7,955.71	10,000.00	79.6%
5710 Auto Gas & Oil	13,102.41	20,000.00	65.5%
5714 Auto Maintenance/Repair	5,856.30	7,000.00	83.7%
5716 Beautification	887.34	25,000.00	3.5%
5718 Computer Hardware/Software	0.00	1,000.00	0.0%
5720 Dues & Memberships	0.00	350.00	0.0%
5722 Equipment	25,576.58	27,000.00	94.7%
5724 Equipment Maintenance	3,544.29	6,000.00	59.1%
5726 Equipment Rental	0.00	2,500.00	0.0%
5728 Equipment Supplies	3,904.37	5,000.00	78.1%
5732 Office Supplies/Equipment	238.22	500.00	47.6%
5734 Communications	2,521.98	3,800.00	66.4%
5738 Training	599.00	800.00	74.9%
5740 Travel Expense	354.23	1,000.00	35.4%
5742 Uniforms	1,939.94	2,500.00	77.6%
5748 Landscaping Services	21,947.21	110,000.00	20.0%
Total Public Works Department	88,877.93	226,130.00	39.3%
Services			
5802 Appraisal District	6,681.58	13,375.00	50.0%
5804 Attorney Fees	36,884.33	66,000.00	55.9%
5806 Audit	14,000.00	14,000.00	100.0%
5808 Codification	0.00	2,000.00	0.0%
5812 Document Management	0.00	0.00	0.0%
5814 Engineering	40,553.26	125,000.00	32.4%
5816 General Insurance	38,410.12	38,415.00	100.0%
5818 Inspections	50,030.00	75,000.00	66.7%
5820 Fire Service	685,106.25	970,692.00	70.6%
5822 Legal Notices/Advertising	586.70	2,500.00	23.5%
5824 Library Services	917.60	750.00	122.3%
5826 Municipal Judge	9,200.00	13,800.00	66.7%
5828 Printing	1,002.24	1,500.00	66.8%
5830 Tax Collection	0.00	2,700.00	0.0%
5832 Computer Technical Support	42,081.20	42,082.00	100.0%
5838 DCCAC	0.00	1,000.00	0.0%
5840 Denton County Dispatch	0.00	30,808.00	0.0%
5844 Helping Hands	0.00	200.00	0.0%
5846 Span Transit Services	200.00	200.00	100.0%
Total Services	925,653.28	1,400,022.00	66.1%
Special Events			
6004 Fourth of July Celebration	0.00	7,000.00	0.0%
6008 Tree Lighting	5,832.24	8,000.00	72.9%
6010 Arts and Cultural Events	0.00	5,000.00	0.0%
Total Special Events	5,832.24	20,000.00	29.2%
Utilities & Maintenance			
5902 Bldg Maintenance/Supplies	150,058.81	185,000.00	81.1%
5904 Electric	15,721.39	27,000.00	58.2%
5906 Gas	1,714.33	1,700.00	100.8%
5908 Street Lighting	26,445.74	38,000.00	69.6%
5910 Telephone	27,111.79	35,000.00	77.5%
5912 Water	11,629.14	18,000.00	64.6%
Total Utilities & Maintenance	232,681.20	304,700.00	76.4%
Total Expense	3,971,873.07	7,608,875.00	52.2%
Net Ordinary Income	1,668,707.19	0.00	100.0%
Net Income	1,668,707.19	0.00	100.0%

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Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00
May 2022

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Expense				
Capital Outlay				
5010 Street Maintenance				
Bill	05/09/2022	Invoice...	Camelot Landfill-4525	1,084.00
Total 5010 Street Maintenance				1,084.00
5012 Streets & Road Improvement				
Bill	05/09/2022	Invoice...	Halff Associates, Inc.	4,500.00
Total 5012 Streets & Road Improvement				4,500.00
5026 Fleet Vehicles				
Check	05/20/2022	Debit	ENTERPRISE FM TR DESDIRECT PAY	4,369.66
Total 5026 Fleet Vehicles				4,369.66
Total Capital Outlay				9,953.66
General Government				
5212 EDC Tax Payment				
Check	05/16/2022	Debit	Hickory Creek Economic Development	26,073.83
Check	05/16/2022	Debit	Hickory Creek Economic Development	17,785.32
Total 5212 EDC Tax Payment				43,859.15
5218 General Communications				
Check	05/02/2022	Debit	CivicsPlus	2,400.00
Bill	05/03/2022	Invoice...	DataProse LLC	5,061.42
Total 5218 General Communications				7,461.42
Total General Government				51,320.57
Municipal Court				
5312 Court Technology				
Bill	05/23/2022	Invoice...	Tyler Technologies	2,718.95
Total 5312 Court Technology				2,718.95
Total Municipal Court				2,718.95
Personnel				
5510 Health Insurance				
Check	05/02/2022	Debit	DearbornLife DESPayment	1,352.03
Check	05/06/2022	Debit	TML0111 DESCONS COLL	20,269.40
Total 5510 Health Insurance				21,621.43
5518 Retirement (TMRS)				
Check	05/20/2022	Debit	TMRS	19,075.02
Total 5518 Retirement (TMRS)				19,075.02
Total Personnel				40,696.45
Police Department				
5602 Auto Gas & Oil				
Check	05/20/2022	Debit	WEX Bank	4,314.70
Total 5602 Auto Gas & Oil				4,314.70
5606 Auto Maintenance & Repair				
Bill	05/26/2022	R.O.# ...	Christian Brothers Automotive	1,791.20
Total 5606 Auto Maintenance & Repair				1,791.20
Total Police Department				6,105.90
Public Works Department				
5710 Auto Gas & Oil				

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Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00
May 2022

Type	Date	Num	Name	Amount
Check	05/20/2022	Debit	WEX Bank	1,721.93
Total 5710 Auto Gas & Oil				1,721.93
5748 Landscaping Services				
Bill	05/09/2022	Invoice...	D & D Commercial Landscape Management	9,602.87
Total 5748 Landscaping Services				9,602.87
Total Public Works Department				11,324.80
Services				
5814 Engineering				
Bill	05/06/2022	Invoice...	Halff Associates, Inc.	1,857.43
Bill	05/06/2022	Invoice...	Halff Associates, Inc.	5,000.00
Total 5814 Engineering				6,857.43
5818 Inspections				
Bill	05/02/2022	Invoice...	Build by I-Codes	6,570.00
Bill	05/09/2022	Invoice...	Larry Finney	4,315.00
Total 5818 Inspections				10,885.00
5826 Municipal Judge				
Check	05/02/2022		Cynthia Burkett	1,050.00
Total 5826 Municipal Judge				1,050.00
Total Services				18,792.43
Utilities & Maintenance				
5902 Bldg Maintenance/Supplies				
Bill	05/03/2022	Invoice...	Denton Electric, Inc.	12,709.50
Check	05/06/2022	Debit	CHECKCARD 0505 TREETOP PRODUCTS	1,828.14
Bill	05/23/2022	Invoice...	North Texas Extinguisher	1,013.50
Total 5902 Bldg Maintenance/Supplies				15,551.14
5904 Electric				
Check	05/24/2022	Debit	HUDSON ENERGY SE DESDEBITDEBIT	2,120.46
Total 5904 Electric				2,120.46
5908 Street Lighting				
Check	05/24/2022	Debit	HUDSON ENERGY SE DESDEBITDEBIT	3,113.78
Total 5908 Street Lighting				3,113.78
5910 Telephone				
Check	05/02/2022	Debit	Level 3 Communic DESAUTO PAY	1,323.77
Check	05/31/2022	Debit	Level 3 Communic DESAUTO PAY	1,323.77
Total 5910 Telephone				2,647.54
Total Utilities & Maintenance				23,432.92
Total Expense				164,345.68
Net Ordinary Income				-164,345.68
Net Income				-164,345.68



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: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			4,009,918.12
05/31/2022	MONTHLY POSTING	9999888	2,763.08	4,012,681.20
	ENDING BALANCE			4,012,681.20

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	4,009,918.12
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	2,763.08
ENDING BALANCE	4,012,681.20
AVERAGE BALANCE	4,009,918.12

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
2020 CERTIFICATES OF OBLIGATIONS	0.00	0.00	5,623.71



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: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			9,588.85
05/31/2022	MONTHLY POSTING	9999888	6.62	9,595.47
	ENDING BALANCE			9,595.47

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	9,588.85
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	6.62
ENDING BALANCE	9,595.47
AVERAGE BALANCE	9,588.85

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
ANIMAL SHELTER FACILITY	0.00	0.00	13.40



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

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276016

ACCOUNT NAME: CORONAVIRUS LOCAL RECOVERY FUNDS

STATEMENT PERIOD: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			595,762.24
05/31/2022	MONTHLY POSTING	9999888	410.51	596,172.75
	ENDING BALANCE			596,172.75

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	595,762.24
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	410.51
ENDING BALANCE	596,172.75
AVERAGE BALANCE	595,762.24

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
CORONAVIRUS LOCAL RECOVERY FUNDS	1,174.06	0.00	835.25



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: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			80,464.31
05/31/2022	MONTHLY POSTING	9999888	55.44	80,519.75
	ENDING BALANCE			80,519.75

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	80,464.31
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	55.44
ENDING BALANCE	80,519.75
AVERAGE BALANCE	80,464.31

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
HARBOR LANE - SYCAMORE BEND	0.00	0.00	112.81



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: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			6,236,318.07
05/31/2022	MONTHLY POSTING	9999888	4,297.22	6,240,615.29
	ENDING BALANCE			6,240,615.29

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	6,236,318.07
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	4,297.22
ENDING BALANCE	6,240,615.29
AVERAGE BALANCE	6,236,318.07

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
INVESTMENT FUND	2,000,000.00	309,850.00	8,693.20



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: 05/01/2022 - 05/31/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 0.8113%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 33 DAYS AND THE NET ASSET VALUE FOR 5/31/22 WAS 0.999592.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			94,981.52
05/31/2022	MONTHLY POSTING	9999888	65.45	95,046.97
	ENDING BALANCE			95,046.97

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	94,981.52
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	65.45
ENDING BALANCE	95,046.97
AVERAGE BALANCE	94,981.52

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
TURBEVILLE RD IMPROVEMENT FUND	0.00	0.00	133.18

**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-0627-1**

A RESOLUTION DESIGNATING THE BUSINESS OF THE YEAR AWARD

WHEREAS, existing businesses contribute significantly to the local quality of life through corporate and employee community service; and

WHEREAS, existing businesses support community charitable, social, civic, and cultural organizations with no recognition expected; and

WHEREAS, existing businesses provide the foundation for a strong, diversified economic base; and

WHEREAS, the efforts and contributions of these professionals to the town's progress are significant; and

WHEREAS, since 1963, the Town of Hickory Creek has flourished due to the dedicated efforts of its businesses; and

WHEREAS, The Olana has supported activities in our community; and because of their continued contributions to our community, the town council would like to designate a business to receive the distinguished honor of being formally recognized as **BUSINESS OF THE YEAR**.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF HICKORY CREEK THAT THE 2021 BUSINESS OF THE YEAR AWARD BE GIVEN TO THE OLANA.

PASSED AND APPROVED by the Hickory Creek Town Council this 27th day of June, 2022.

APPROVED:

Lynn C. Clark., Mayor

ATTEST:

Kristi K. Rogers, Town Secretary

**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-0627-2**

A RESOLUTION DESIGNATING THE CITIZEN OF THE YEAR AWARD

WHEREAS, the Town of Hickory Creek was duly incorporated in 1963; and was organized by a group of volunteer citizens; and

WHEREAS, since 1963, the Town of Hickory Creek has flourished due to our loyal citizens who have dedicated their time and efforts in order that Hickory Creek may continue to be a viable, thriving community; and

WHEREAS, a citizen who has made a positive impact on our community to enhance the lives of others, should be recognized and commended; and

WHEREAS, the citizen recognized below has a distinguished history of service to both the Town of Hickory Creek and its citizens; and

WHEREAS, because of the continued dedication and efforts to serve the Town of Hickory Creek, the town council wishes to designate an individual to receive the distinguished honor of being formally recognized as **CITIZEN OF THE YEAR**.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF HICKORY CREEK THAT THE 2021 CITIZEN OF THE YEAR AWARD BE GIVEN TO RICHARD D. HAYES.

PASSED AND APPROVED by the Hickory Creek Town Council this 27th day of June, 2022.

APPROVED:

Lynn C. Clark., Mayor

ATTEST:

Kristi K. Rogers, Town Secretary

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2022-0627-__**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF HICKORY CREEK, TEXAS, FOR THE APPOINTMENT
OF ONE MEMBER TO 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 TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

Section 1

The Town of Hickory Creek hereby **VOTES TO APPOINT** Jim Carter as member of the Board of Managers of the Denco Area 9-1-1 District for the two-year term beginning October 1, 2022.

Section 2

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

PASSED AND APPROVED this the 27th day of June, 2022.

Lynn C. Clark, Mayor
Town of Hickory Creek

ATTEST:

APPROVED AS TO FORM:

Kristi Rogers, Town 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: Greg Ballentine, Executive Director
DATE: June 1, 2022
RE: Appointment to the Denco Area 9-1-1 District Board of Managers

On March 31, 2022, the Denco Area 9-1-1 District requested municipalities to nominate a representative to the district board of managers for the two-year term beginning October 1, 2022. Denco received the following nominations by the May 31, 2022 deadline:

Nominee

Jim Carter

David Terre

City/Town Making Nomination

City of Aubrey
City of Highland Village
City of Lake Dallas
City of Oak Point
City of Pilot Point
Town of Bartonville
Town of Copper Canyon
Town of Double Oak
Town of Hickory Creek
Town of Providence Village

City of The Colony

The Denco Area 9-1-1 District requests that each municipality vote for one of the candidates and advise the district of its selection by **5 p.m. on July 29, 2022**. No votes will be accepted after that time. If a nominating municipality does not formally vote, it's nomination will automatically count as a vote for its nominee. Please send a copy of the resolution recording council action. I have attached a sample resolution you may wish to use and resumes for the candidates. Also attached is a list of current board members.

Please send a copy of your council's office action to the Denco Area 9-1-1 District, 1075 Princeton Street, Lewisville, TX 75067 or to Melinda Camp at melinda.camp@denco.org. We will acknowledge receipt of all votes.

Thank you for your assistance in this matter.

Council Resolution No. _____

A RESOLUTION FOR THE APPOINTMENT OF ONE MEMBER TO 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 CITY / TOWN OF

_____, TEXAS:

Section 1

The City / Town of _____ hereby

VOTES TO APPOINT _____ as a member of the

Board of Managers of the Denco Area 9-1-1 District for the two-year term beginning

October 1, 2022.

Section 2

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

PASSED AND APPROVED this the ____ day of _____, 2022.

Mayor _____

City / Town of _____

City / Town Secretary

Denco Area 9-1-1 District Board of Managers FY2022

Bill Lawrence, Chairman

- Appointed by Denton County Commissioners Court
- Member since October 2006
- Term expires September 2023
- Former Mayor of Highland Village
- Businessman, Highland Village

Sue Tejml, Vice Chair

- Appointed by member cities in Denton County
- Member since 2013
- Term expires September 2023
- Attorney at Law

Chief Terry McGrath, Secretary

- Appointed by Denton County Fire Chief's Association
- Member since October 2011
- Term expires September 2023
- Assistant Fire Chief, City of Lewisville

Jim Carter

- Appointed by member cities in Denton County
- Member since October 2014
- Term expires September 2022
- President of Emergency Services District #1
- Former Mayor of Trophy Club and Denton County Commissioner

Jason Cole

- Appointed by Denton County Commissioners Court
- Member since October 2020
- Term expires September 2022
- Businessman, Denton

George Karatzis

- Non-voting member appointed by largest telephone company (Verizon)
- Member since 2021
- Serves until replaced by telephone company
- Director, Network Field Engineering, Verizon

All voting members serve two-year terms and are eligible for re-appointment.

JIM CARTER

6101 Long Prairie Road
Ste 744-110
Flower Mound, Texas 75028

(817) 239-7791
jcarter@halff.com

EDUCATION

College Degree:	University of Georgia, B.B.A. Finance
Postgraduate:	Georgia Tech, University of Tennessee, University of Michigan, Texas Women's University, American Management Association

PROFESSIONAL EXPERIENCE

Department Head, Finance	General Motors Corporation
Zone Vice-President	Frito-Lay, Inc., International and Domestic Development
President, C.E.O.	Mercantile Corporation Responsible for 3 Banks, developed 2,000 prime commercial acres in Fort Worth adjacent to I-35W,
Current: Principal	James P. Carter & Associates – Consultant & Mediator To business and governmental entities
Professional Licenses	Texas Real Estate License, Certified Mediator

PUBLIC SERVICE EXPERIENCE

Mayor	Trophy Club, Texas – 14 years
Municipal Court Judge	Trophy Club, Texas – 12 years
Emergency Manager	Trophy Club, Texas – 14 years
County Commissioner	Denton County, Texas – 8 years
Vice President	Texas Association of Counties
President-Current	Denton County Emergency Services District #1 Fire and Emergency Medical over 65 square miles Serving 5 municipalities: (Argyle, Bartonville, Copper Canyon, Coral City, and Northlake) Lantana. Robson Ranch Unincorporated areas of Denton County
Texas State Board Member-	State Association Fire and Emergency Service Districts – Trains Emergency Services District Commissioners

Board Member Denco 911-Current	Emergency telecommunications system that assists its member jurisdictions in managing police, fire, and medical emergency calls.
Mission Leader – Guatemala	Constructed water purification system in remote villages, shared the “Good News” of Jesus’s love.
Team Leader	Provide housing and food to victims of Hurricane Katrina.
Team Leader	Made four trips to Sabine Pass to aid victims of Hurricane Rita.

COMMUNITY AND CHARITY SERVICES

Baylor Healthcare System	Trustee – 10 Years
University of North Texas	President’s Council
Texas Student Housing Corp	Chairman – 20 Years, providing Residential Scholarships at UNT, A&M, UT Austin
Boy Scouts of America	Longhorn Council, District Chairman
First Baptist Church, Trophy Club	Chairman, Stewardship Committee and Senior Bible Teacher

US MILITARY

US Navy	11 years – active and reserve service
---------	---------------------------------------

Honors: Who’s Who in the South and Southwest, Who’s Who in U.S. Executives, Honorary Fire Chief Argyle Fire District

David Terre

3941 Teal Cove
The Colony, Texas 75056
972-740-4526
terre.david@yahoo.com



EDUCATION

Drake University/Moberly Community College
BS-Business Administration and a Minor in economics

EMPLOYMENT HISTORY

Vice President of Sales/Wilson Sporting Goods
Retired

Successfully retired after a wonderful 46 year career where I rose through the ranks to become Vice President of Sales responsible for all domestic sales.

- Directed European Sales Operations while living in Germany
- Experience in Marketing
- Achieved successful coordination of new product introductions
- Managed West Coast Distribution Operations

LEADERSHIP

The Colony City Council

2011-Present

- 2011 - Received the honor of being elected Mayor Pro Tem during my first term on City Council and most recently was again re-elected Mayor Pro Tem in 2020
- 2012 - Appointed to the Local Development Corporation Board of Directors to oversee new Grandscape (Nebraska Furniture Mart) Development
- 2013 - First Council Member from The Colony, Texas to be elected and serve on the Denton County Tax Appraisal District Board of Directors
- 2021 - Re-elected to a fourth term on City Council receiving 86% of total votes

The Colony Planning & Zoning Commission

- Served as Vice Chair

2008-2011

HONORS

- 1982 - Drake University Basketball Hall of Fame
 - 1994 - Moberly Community College Basketball Hall of Fame
 - 1995-2003 - Three-time Senior Olympics Gold Medal Winner for USA Basketball Team
 - 1999 - Wilson Wall of Fame Honor
 - 2007- Moberly Community College Outstanding Alumni of the year
 - 2013 -Washington High School Hall of Fame
 - 2018 -Roaring Lambs Hall of Fame
-

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2022-0627-__**

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 BETWEEN THE TOWN OF HICKORY AND TRENDMAKER HOMES DFW, LLC CONCERNING INSPECTION AND MAINTENANCE OF STORMWATER FACILITIES; 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 with Trendmaker Homes DFW, LLC (hereinafter the "Agreement") for inspection and maintenance of stormwater facilities according to the terms and conditions contained with the Agreement, 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:

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 27th of June, 2022.

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

COUNTY OF DENTON

OWNER/DEVELOPER INSPECTION AND MAINTENANCE AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

THIS AGREEMENT, made and entered into this ____ day of _____, 2022, by and between Trendmaker Homes DFW LLC, hereinafter called the "Landowner", and the town of Hickory Creek, Texas hereinafter called the "Town".

WITNESSETH, that:

WHEREAS, the Landowner is the owner of certain real property described as part of the Lennon Creek Subdivision, as shown on the attached Exhibit "A" (the "Property"), which is hereby incorporated for all purposes; and

WHEREAS, the Landowner is proceeding to build on and develop the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as hereinafter called the "Plan", which is attached hereto as Exhibit "B" and expressly made a part hereof, as approved or to be approved by the Town, provides for stormwater management facilities within the confines of the property; and

WHEREAS, the Town and the Landowner, its successors, assigns and heirs in interest, including Lennon Creek Residential Community, Inc., a Texas non-profit corporation hereafter referred to as Owner agree that the health, safety, and welfare of the residents of Hickory Creek, Texas require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the Town requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing premises, said recitals being agreed to by the parties and incorporated herein as intended to be binding, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

That the on-site stormwater management facilities shall be constructed by the Owner in accordance with the plans and specifications identified in the Plan.

1. That Owner shall adequately maintain the stormwater management facilities. This includes all pipes and channels built to convey storm water to the facility, as well as all structures, improvements,

and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance is herein defined as goodworking condition so that these facilities are performing their design functions.

2. That Owner shall inspect the stormwater management facility and submit an inspection report to the Town annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, and deficiencies shall be noted in the inspection report. The inspection report shall be prepared by a licensed engineer with whom the Owner has no prior, current, or expected business relationship other than the preparation of annual reports pursuant to this Agreement.

3. That Owner hereby grants permission to the Town, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

4. That in the event the Owner fails to maintain the stormwater management facilities in good working condition acceptable to the Town, the Town may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Owner. This provision shall not be construed to allow the Town to erect any structure of permanent nature on the land of the Owner outside of the easement depicted on the Plan for the stormwater management facilities, and recorded as Instrument No. 2021-21275 in the Deed Records of Denton County, Texas. It is expressly understood and agreed that the Town is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Town.

5. That Owner shall perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed.

6. That in the event the Town pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Town upon demand.

7. That this Agreement imposes no liability of any kind whatsoever on the Town and the Owner agrees to hold the Town harmless for the design, construction, operation, maintenance or use of any stormwater management facility to be developed, constructed or used by the owner or his successor, assigns or heirs. Owners shall indemnify and hold harmless the Town, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any claim whatsoever, arising out of the design, construction, operation, maintenance, condition or use of the stormwater management facility including any non-performance of the foregoing. The owner shall require any successor, assigns or heirs in interest to accept full responsibility and liability for the stormwater management facility. All the above shall be covenants running with the land. It is expressly contemplated that the owner shall impose these covenants upon all lots abutting, adjacent or served by the stormwater management facility. It is also expressly contemplated that the owner shall impose these covenants upon any successor, assigns or heirs in interest the full obligation and responsibility of maintaining and operating said stormwater management facility.

WITNESS the following signatures and seals:

TRENDMAKER HOMES DFW, LLC

BY: _____

**CONTACT INFORMATION FOR
LANDOWNER:**

Email Address: Bruce.french@tripointehomes.com

Phone Number: (214) 876-2559

TOWN OF HICKORY CREEK, TEXAS

BY: _____
Lynn C. Clark, Mayor

ATTEST:

Kristi Rogers, Town Secretary

APPROVED AS TO FORM:

Dorwin L. Sargent, LLC. Town Attorney

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of, 2022, by _____, in the capacity herein stated for _____.

Notary Public in and for the State of Texas

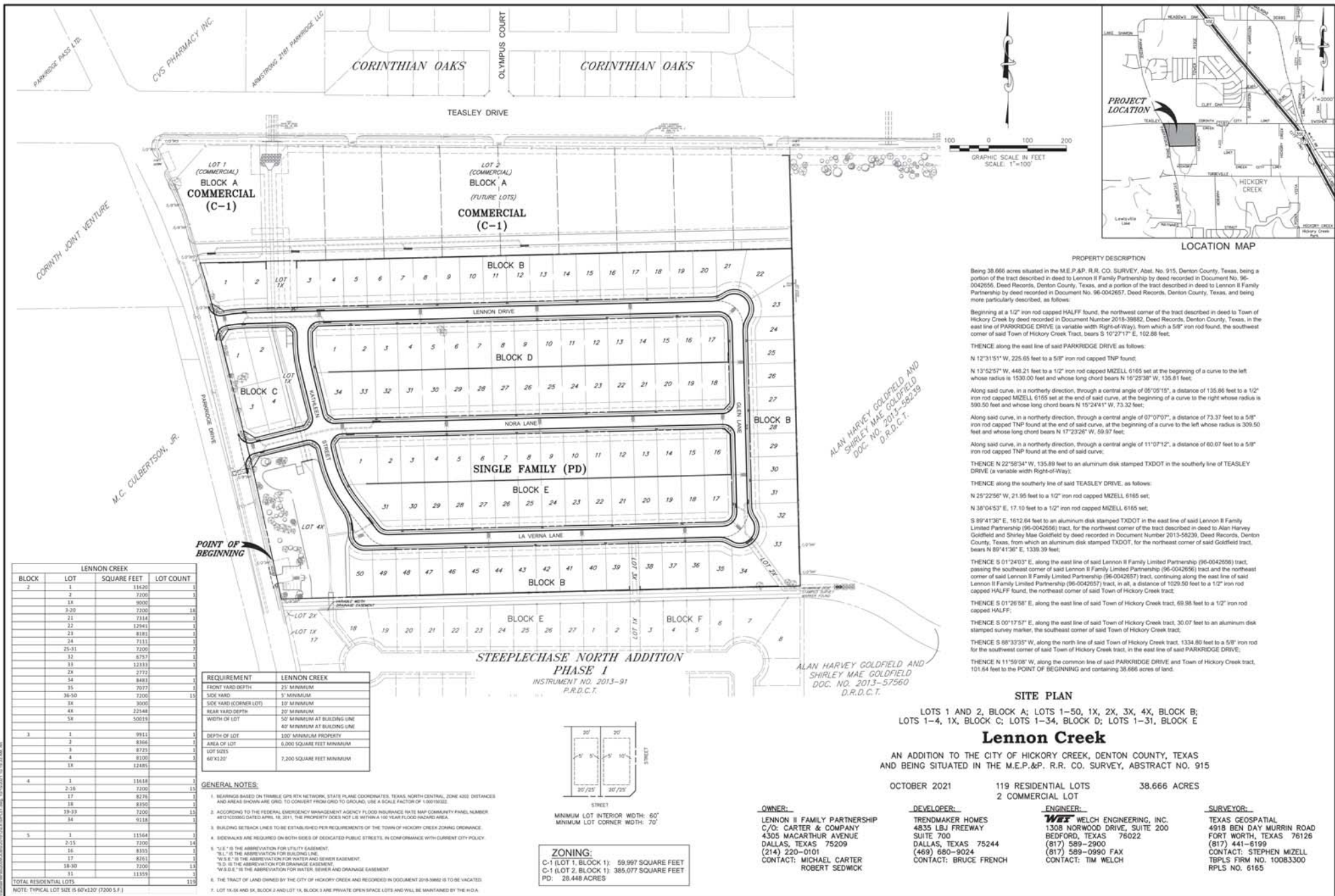
STATE OF TEXAS COUNTY OF _____

This instrument was acknowledged before me on the _____ of _____, 2012, by _____, Town Administrator of the Town of Hickory Creek, Texas, a municipal corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

EXHIBIT A – PROPERTY

EXHIBIT B - PLAN



**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-0627-__**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
HICKORY CREEK, TEXAS, AUTHORIZING THE ISSUANCE OF A
WATER WELL DRILLING PERMIT FOR 1851 TURBEVILLE ROAD,
HICKORY CREEK, TEXAS; 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, Barco Well Service, LP on behalf of KSW Holding Inc. has submitted a request for a permit to drill a water well at 1851 Turbeville Road, legally described as A1120A H.H. Swisher, TR 50 and TR 50 A (1) (PT), Hickory Creek, Texas, for the purpose of installing a water well to be utilized for irrigation purposes on the property.

WHEREAS, the Town Council has determined water service can be provided for the location and purpose.

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

SECTION 1

The foregoing recitals stated in the preamble are found to be true and correct and are deemed incorporated into the body of this resolution as if copied herein in their entirety.

SECTION 2

The request submitted by Barco Well Service, LP on behalf of KSW Holding Inc. for a water well permit at the location of 1851 Turbeville Road, Hickory Creek, Texas, is hereby approved, and the Town permit clerk is authorized to issue a water well permit in connection with the same.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 27th day of June, 2022.

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



June 13, 2022
AVO 37638.200

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

**RE: Olana/KSW Holdings Well Permit (1851 Turbeville Road)
2nd Review**

Dear Ms. Chaudoir:

Halff Associates received a request to review a permit application for a new water well on commercial property located at 1851 Turbeville Road on May 8, 2022. A revised submittal package was received June 9, 2022. The property owner is Keith Walters with Olana/KSW Holdings, and the applicant is Jason M. Flynt with Barco Well Service, LP.

Halff reviewed the permit application for conformance with Town ordinances. The applicant appears to have met the requirements of the Town's ordinances.

1. The property owner and well driller will be responsible for following all the rules and requirements set forth in Sec. 13.04 of the Hickory Creek Code of Ordinances, as well as applicable rules and regulations of the Lake Cities Municipal Water District (LCMUA) and the Texas Commission on Environmental Quality (TCEQ).

2nd Review: Addressed. Applicant submitted approval letter from LCMUA. Applicant will be required to adhere to state and local rules and regulations pertaining to well drilling.

2. Sections 13.04.002(j)(4) and (6) require the applicant to submit a scaled site plan or plat showing the exact location of the proposed well. The Utility Plan sheet provided does not show the location of the proposed well. Furthermore, the approximate location measured from the Google Earth screen clip and coordinates provided appear to place the well in the location of future parking lot area shown in the development plans for the Olana. Applicant should clearly mark the exact location of the proposed well on the site plan provided, such that distances from the well to existing utilities and other features can be measured.

2nd Review: Addressed. Applicant submitted revised site plan showing the location of the well. The proposed location is a result of the North Texas Groundwater Conservation District's requirement to move the well from its originally proposed location and has been approved by that entity. The new location is shown outside proposed pavement areas in the site plan for future development of The Olana.

3. Sections 13.04.002(j)(5), (7), (8), and (9) require the applicant to provide information about the type of well, proposed depth, diameter, size and type of pump, depth and method of cementing of casing, and manner and site of well water storage tank. Applicant should provide required information.

2nd Review: Addressed. Applicant submitted the required information in their response letter (see attached).

4. Section 13.04.003(b) requires the well site to be more than 50 feet from a concrete storm sewer. The site plan for the Olana shows a proposed storm sewer about 15 feet from the approximate well location.

2nd Review: Addressed. Applicant has discussed the issue with the property owner, and because locations for a well are limited on this site, the owner will direct their engineer for the development to modify storm sewer plans to satisfy the requirements of this ordinance.



Ms. Chris Chaudoir
Town of Hickory Creek
June 13, 2022
Page 2

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee Williams", is written over a faint, larger version of the same signature.

Lee Williams, PE
Town Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator
Jeffrey McSpedden – Public Works Director

Enclosures: Applicant's Response Letter
Town Ordinances – markup



June 1, 2022

Halff Associates, INC
4000 Fossil Creek Blvd
Fort Worth, TX 76137-2720

RE: Olana/KSW Holdings Well Permit (1851 Turbeville RD)

Dear Mr. Lee Williams and Ms. Chris Chaudoir:

In response to your letter dated May 18, 2022, we submit the following responses.

Item 1

I spoke with LCMUA, Devin Shields, Development Coordinator, and he has approved the well, for his entity's purposes. His letter to the City is attached.

Item 2

The North Texas Groundwater Conservation District, during their permitting review, required the property owner to move the well. As such, the site plan with the new location was submitted but may not have made it to the review package. The updated site plan, that meets the requirements of Town of Hickory Creek is attached, along with the Notice to Proceed/Production Permit from the North Texas Groundwater Conservation District approving the relocation of the well.

Item 3

These answers were provided in an email to Ms. Chaudoir on May 9, 2022 and copied here; answers highlighted in yellow:

A state-licensed water well driller must be hired to dig the well, and must provide the following information:

(A) Type of proposed well (dug, drilled bored or driven); **DRILLED for**

IRRIGATION

(B) Proposed depth of well; **900 FOOT**

- (C) Diameter of well; 12.25 DIAMETER BOREHOLE
- (D) Any other information required by the town;
- (6) Location and exact distance from proposed water well to any septic tanks; sewer lift stations, sewer lines (trunks, collectors, laterals); the closest LCMUA well site; water lines (supply, mains, laterals, service); gas lines (supply, mains, service); underground telephone lines; streets, alleys, thoroughfares; animal or livestock pens, barns or shelters; dump grounds (public or private); creeks or streams; lakes or ponds, and any flood zone area;
THERE IS NO DEVELOPMENT, STRUCTURES, ALLEYS, ANIMAL OR LIVESTOCK PENS, BARN OR SHELTERS, DUMP GROUNDS, CREEKS OR PONDS WITHIN 200 FEET
- (7) Size and type of pump and casing to be used; PUMP 40 HP, CASING 6 5/8
- (8) Depth of cementing of casing and method of cementing; PRESSURE CEMENT TO 200 FEET
- (9) Manner and site of well water storage tank and description of distribution system; WELL WILL FEED A PVC AIR GAP INTO THE POND THAT WILL THEN BE HOOKED UP TO FUTURE IRRIGATION

Item 4

The future proposed drawings that are being submitted for this project will need to be revised by Kimley Horn, the civil engineers, for this project. The potential well location opportunities are limited for this property and the North Texas Groundwater Conservation District has approved the GPS location: 33.122944 -97.055917 and as a result, the proposed future drainage plans will need to be moved or revised to meet Section 13.04.003(b) requirements and should be resubmitted to the city for review and approval. The property owner is aware that the relocation of the well, resulted in changes to his future proposed plans and that he will address those needed changes to accommodate the water well installation.

I believe this addresses the items from your letter. I am happy to provide any further information that you may need.

Sincerely,

Laura Marikis
Business, Contract & Permit Administrator
Barco Well Service, LP

Attachments:
Site Plan to scale
Production Permit from NTGCD
Letter of Approval from LCMUA

ARTICLE 13.04. - WATER WELL DRILLING

Sec. 13.04.001. - Penalties.

- (a) Any person, firm or corporation found to be in violation of any provision of this article (with the exception of section 13.04.009) shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$500.00 for each violation. Each day in which a violation shall continue shall constitute a separate offense. The town may seek relief to enjoin such violation.
- (b) Any person, firm or corporation found to be in violation of section 13.04.009, public water supply protection, shall be guilty of a misdemeanor and shall be liable to a fine of not more than \$2,000.00 for each violation. Each day in which a violation shall continue shall constitute a separate offense. The town may seek relief to enjoin such violation.

(Ord. 2010-06-655, § 3.01, 6-15-10)

Sec. 13.04.002. - Permit.

- (a) It shall be unlawful for any person, firm or corporation to commence drilling, boring or digging a water well within the corporate limits of the town without a permit.
- (b) The town may issue a water well permit only on lots containing 30,000 square feet or more, and which are zoned residential or agricultural.
- (c) Private domestic water supply permits will be authorized for drilling, boring or digging of a private water well for a domestic water supply purpose (eg., potable water) on one acre lots within the corporate limits of the town. All existing wells must meet all other health and safety provisions of this article if the well was operated prior to the date of this article.
- (d) No well shall be permitted under this section if the wellhead of the proposed well is within 1,320 feet, measured on a direct line, from the wellhead of a public well connected to the LCMUA's water system. Ok, LCMUA has provided letter of support for well
- (e) Permits authorizing the drilling, boring or digging of a private water well for irrigation purposes within the corporate limits of the town may be issued only if the applicant meets all applicable town, county, LCMUA, and state regulations. A permit may be revoked and the well capped in the event of a violation, in addition to fines for the violation of this article.
- (f) Permits authorizing the drilling, boring or digging of a private water well within the corporate limits of the town shall only be issued by the permit clerk.
- (g) The issuance of a well permit does not indicate that the town makes any representation concerning the likelihood of successful completion of the proposed water well, its quality, utility, duration or length of production.
- (h) The permit clerk shall not issue a well permit until authorized by a resolution entered in the

OK

OK

LCMUA
needs to
verify

Purpose is
irrigation.
Ok as long as
well meets all
regulations.

minutes of the town.

- (i) Any person, firm or corporation desiring to drill, bore, or dig a water well within the corporate limits of the town, shall file an application with the permit clerk. Four copies of the complete application are required. (Two for the town, one for the town engineer, and one to be provided to LCMUA.)
- (j) The application shall **provide the following information** for the proposed well and the property on which the proposed water well is to be located:

OK (1) **Name and address** of the property owner(s);

OK (2) **Location** of property where proposed well is to be located (street address, block, lot, addition);

landscape irrigation (3) **Purpose** for which the proposed well would be used;

(4) Scaled **site plan or plat** depicting the dimensions of the lot where such proposed well is to be located including: location of all easements, utility lines, connections or utility appurtenances and the distance from the proposed well to each;

(5) A **state-licensed water well driller** must be hired to dig the well, and must provide the following information:

(A) **Type** of proposed well (dug, drilled bored or driven);

(B) **Proposed depth** of well;

(C) **Diameter** of well;

(D) Any other information required by the town;

(6) **Location and exact distance from proposed water well to** any septic tanks; sewer lift stations, sewer lines (trunks, collectors, laterals); the closest LCMUA well site; water lines (supply, mains, laterals, service); gas lines (supply, mains, service); underground telephone lines; streets, alleys, thoroughfares; animal or livestock pens, barns or shelters; dump grounds (public or private); creeks or streams; lakes or ponds, and any flood zone area;

(7) **Size and type of pump** and casing to be used;

(8) **Depth of cementing** of casing and **method** of cementing;

(9) **Manner and site of well water storage tank** and description of distribution system;

(10) Any other information requested by the town.

- (k) All water wells, whether drilled, bored, cored or constructed, shall be completed by a state-licensed water well driller and pump installer in conformance with all the applicable state and local laws rules, regulations, requirements and specifications.

- (l) Water wells shall be located so that there will be no measurable pollution or contamination from any source. Water wells shall also be located in accordance with the rules and regulations of the Texas Commission on Environmental Quality (TCEQ) and the state

department of licensing and regulation.

- (m) A completed water well drilling log shall be submitted to the town by the approved state-licensed water well driller and pump installer prior to the completion inspection.
- (n) The applicant shall deposit a fee for a water well permit of \$300.00.
- (o) It shall be unlawful to abandon any water well drilled without first notifying the permit clerk and permanently plugging such well in accordance with the rules and regulations of the TCEQ and department of licensing and regulation.
- (p) After receipt of a complete water well application and filing fee, the permit clerk shall forward copies of the application to LCMUA and the town engineer for review. After receipt of a report on the application from LCMUA and the town engineer, the permit request may be placed on the agenda of the next regularly scheduled meeting of the town council. The council may pass a resolution authorizing the granting of a water well permit or rejecting the permit based on the reports of LCMUA and/or the town engineer, and the council's determination of the effect of the well on the health, safety, and welfare of the citizens of the city. Failure to pass a resolution authorizing the granting of a permit within the sixty-day period after the receipt of a complete water well permit application shall automatically constitute a denial of the application.

(Ord. 2010-06-655, § 3.02, 6-15-10)

Sec. 13.04.003. - Location of well.

Not in floodplain
No apparent
pollution sources
near well

Appears to be
15' from
proposed storm
sewer.

(a) Water wells shall be so located that there will be no danger of pollution from flooding or from unsanitary surroundings, such as privies, sewage, sewage treatment plants, livestock and animal pens, solid waste disposal sites, underground fuel storage tanks, or abandoned and improperly sealed wells.

(b) No well site which is within 50 feet of a tile or concrete sanitary sewer, or storm sewer, or which is within 150 feet of a sewerage appurtenance, septic tank, septic tank perforate drainfield, absorption bed, evapotranspiration bed, underground fuel storage tank will be acceptable for the development of the water well.

(c) No well site shall be selected which is within 500 feet of a well or within 300 feet of a sewage wet well, sewage pumping station, or a drainage ditch which contains industrial waste discharges or the wastes from sewage treatment works.

(d) No water well shall be located within 500 feet of animal feedlots, solid waste disposal sites, lands on which sewage plant or septic tank sludge is applied, or lands irrigated by sewage plant effluent.

(e) No water well shall be located within 1,000 feet of an authorized public water well.

(f) Livestock in pastures will not be allowed within 50 feet of the water well.

LCMUA to verify
None known
No known
livestock

Development plans
will be modified to
satisfy this ordinance.

(1999 Code, § 11.702)

Sec. 13.04.004. - Aquifer protection. [Well drilling contractor to ensure all requirements are met.](#)

- (a) The premises, materials, tools, and drilling equipment shall be maintained so as to minimize contamination of the underground aquifer during the drilling process.
- (b) Water used in any drilling operation shall be of safe, sanitary quality. Water used in the mixing of drilling fluids or mud shall contain a chlorine residual of at least 0.5 mg/l.
- (c) The casing material used in the construction of wells shall conform to the American Water Works Association standards. The casing shall extend to a point 18 inches above the elevation of the finished floor of the pump room or natural ground surface. The casing shall extend at least to the depth of the shallowest water formation to be developed and deeper, if necessary, in order to eliminate all undesirable water-bearing strata. Well construction materials containing lead are prohibited.
- (d) The space between the casing and drill hole shall be sealed by using sufficient cement under pressure to completely fill and seal the annular space between the casing and drill hole. The well casing shall be cemented in this manner from the top of the shallowest formation to be developed to the earth's surface.
- (e) Safeguards shall be taken to prevent possible contamination of the water or damage by trespassers following the completion of the well and prior to the installation of the well pump and wellhead.
- (f) In all cases, a concrete sealing block extending at least three feet from the well casing in all directions, with a minimum thickness of six inches, and sloped to drain away from the casing at not less than 0.25 inch per foot shall be provided around the wellhead.
- (g) Wellheads and pump bases shall be sealed by the use of gaskets or sealing compounds and properly vented to prevent the possibility of contamination of the well water. A well casing vent shall be provided with the opening screened with 16 mesh or finer corrosion-resistant screen, faced downward, and located and elevated so as to minimize the drawing of contaminants into the well.

(1999 Code, § 11.703)

Sec. 13.04.005. - Records.

- (a) Drilling records and material setting data shall be maintained accurately and copies made available to the town.
- (b) The town shall be furnished a copy of the well material setting data, geological log, sealing information (pressure cementing and surface protection), disinfection information, bacteriological sample results, and chemical analysis report of a representative sample of

water from the well.

(1999 Code, § 11.704)

Sec. 13.04.006. - Abandoned wells.

It shall be unlawful to abandon any water well drilled without first notifying the town secretary and permanently plugging such well in a manner approved by the state commission on environmental quality.

(1999 Code, § 11.705)

Sec. 13.04.007. - Water use.

- (a) It shall be unlawful for any person, firm or corporation to use or permit the use of any water produced for domestic purposes, or to use or operate the well and its related plumbing and water in violation of this article.
- (b) It shall be unlawful for any person, firm or corporation to use or permit the use of any water produced from such well until a certificate of completion has been issued by the permit clerk of the town.
- (c) Prior to any use of a completed permitted well, and at any time thereafter, the town's designated representative shall have the right to inspect the completed well construction.
- (d) The rules set forth in this section are subject to such exceptions created in section 13.04.002.

(Ord. 2010-06-655, § 3.03, 6-15-10)

Sec. 13.04.008. - Utilities connected to well.

No person, firm or corporation having a franchise in the town shall furnish power, water, and/or gas to any water well drilled bored, or dug within the corporate limits of the town unless and until a certificate of completion has been issued for the well by the permit clerk of the town.

(Ord. 2010-06-655, § 3.04, 6-15-10)

Sec. 13.04.009. - Public water supply protection.

- (a) It is required that the LCMUA's water system be protected from any residence or establishment where an actual or potential contamination hazard exists. TCEQ rules section 290.44, has listed private/individual/unmonitored wells as a health hazard to a public water system. All water wells must be drilled and operated in compliance with TCEQ and LCMUA regulations.
- (b) To protect the LCMUA's water system, a backflow prevention assembly is required at LCMUA's water meter. TCEQ rules, section 290.44 lists an air gap or reduced pressure

detector assembly as means of providing the level of protection required.

(c) Definitions:

Air-gap. The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet conveying water to a tank, fixture, receptor, sink, or other assembly and the flood level rim of the receptacle. The vertical, physical separation must be at least twice the diameter of the water supply outlet, but never less than 1.0 inch (TCEQ 290.38).

Potential contamination hazard. Those hazards listed in TCEQ rules section 290.47(i) Appendix I even though they are not connected to the customers side of the public water system and the public water system provides water service to the customers property.

Reduced pressure backflow assembly ("RPBA"). An assembly consisting of two independently operating check valves, spring loaded to the closed position, separated by a spring loaded differential pressure relief valve loaded to the open position.

- (d) Prior to any use of the completed permitted well, and at any time thereafter, the LCMUA shall have the right to inspect and approve the backflow prevention assembly.
- (e) A RPBA shall be tested in accordance with LCMUA's requirements, the town's plumbing ordinance, and TCEQ rules section 290.44 annually. Copies of the test shall be submitted to the town and the LCMUA.

(Ord. 2010-06-655, § 3.05, 6-15-10)



May 18th, 2022

via email chris.chaudoir@hickorycreek-tx.gov

Town of Hickory Creek

Attn: Chris Chaudior

1075 Ronald Reagan Ave

Hickory Creek, TX 75225

RE: Water Well Application at 1851 Turbeville Rd. (The Olana), Hickory Creek TX

Ms. Chaudior:

Lake Cities Municipal Utility Authority (LCMUA) formally recognizes and supports the application for the installation of a water well at 1851 Turbeville Rd. (The Olana) within the Town of Hickory Creek. Upon approval by the Town, LCMUA would like a copy of any issued permits for this water well for our files.

All construction will need to be made in accordance with LCMUA's Development Standards to include inspection coordination during the construction process, and submission of the log report from drilling. In addition, the installation of an RPZ (Reduced Pressure Zone) valve, placed on the Homeowner's side of the LCMUA water supply shall be **required** prior to the well being put into service. If an RPZ is already installed, a current backflow inspection report shall be required to be shown. If the RPZ has not been installed, or inspected, prior to the activation of the well, LCMUA reserves the right to cut off service until the RPZ is properly installed and inspected by LCMUA. Please contact Devin Shields at (940) 269-4348 or at dshields@lcmua.org for any inspections.

The Applicant should also provide information to the North Texas Groundwater Conservation District (the District) prior to construction per Senate Bill 2497 of the 81st Texas Legislature Session in 2009. The District's website address is www.northtexasgcd.org.

Should you need any further information, please contact us at 940.497.2999.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Fairfield", is written over a light blue, wavy background element.

Mike Fairfield

General Manager


501 N Shady Shores Dr
Lake Dallas, TX 75065
Phone: **940.497.2999**
Fax: **940.497.2926**

☰

33.12294,-97.055917

🔍

✕



33°07'22.6"N 97°03'21.3"W

33.122940, -97.055917

📍

Directions

🔖

Save

📶

Nearby

📱

Send to your phone

🔄

Share

📍

Lake Dallas Independent School District, TX

📍

4WfV+5JG Hickory Creek, Texas

📍

Add a missing place

📍

Add your business

📍

Add a label

Revised
Well
Location
5/6/22

Restaurants Hotels Attractions Transit Parking Pharmacies ATMs

The Olana

San Diego Dr

Manor Ln

Harbor Ln

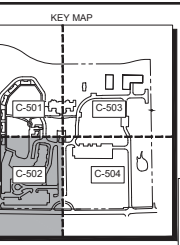
Turbeville Rd

Recycle Your Insecurities

1801 Turbeville Rd
Hickory Creek, TX 75065
33.124410, -97.051887

Layers

Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPA/C/Geo, Map data ©2022 United States Terms Privacy Send feedback 200 ft

[illegible]

- ## UTILITY NOTES
1. SEE MEAS PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
 2. WATER AND SEWER LINES SHALL STAY 5 FEET FROM FOUNDATION FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
 3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
 4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
 5. REFER TO DETAILS FOR SANITARY BENCH MARKS.
 6. REFER TO DETAILS FOR TRENDING, BEDDING, BACK FILL, AND REQUIREMENTS FOR PROTECTION.
 7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PIPE, PRECAST CONCRETE PIPE, OR PVC PIPE.
 8. CONTRACTOR TO BRING ANY EXISTING UTILITIES OR STRUCTURES TO PROPOSED GRADE IN DISTURBED AREAS.
 9. CONTRACTOR TO NOTIFY ENGINEER IF RECORD OF ANY UTILITIES FOUND IN THE FIELD DURING CONSTRUCTION THAT ARE NOT IDENTIFIED ON PLANS.

- ## BENCHMARKS
- 100
IN CONCRETE SET WITH BOX CUT ON THE WEST SIDE OF "SERVICE ENTRANCE
LY" ROAD. SOUTHWEST 353 FEET OF MOST SOUTHWEST FIRE HYDRANT ON THE
WEST PERIMETER OF 1001 TURBELLVILLE ROAD BUILDING. ALSO BEING SOUTHEAST
100 FEET FROM THE END OF A ROCK WALL ON THE SERVICE ENTRANCE ROAD.
EN: 591.34
- 99.921
IN CONCRETE SET WITH BOX CUT ON THE SOUTH SIDE OF "SERVICE
ENTRANCE LY" ROAD LEADING TO THE WEST. SOUTHEAST 41.5 FEET FROM SERVICE ENTRANCE
LY. ALSO BEING WEST 120.5 FEET FROM CENTERLINE OF THE WEST EXIT ROAD.
EN: 594.85
- 99.910
IN CONCRETE SET WITH BOX CUT BY THE WEST ENTRANCE BUILDING SET IN
WITH THE WEST BUILDING LINE. NORTH 24.5 FEET FROM THE NORTHEAST BUILDING
CORNER. 136 FEET WEST OF CENTERLINE DRIVE ENTRANCE FOR 1001 TURBELLVILLE
RD.
EN: 591.12



Know what's below.
Call before you dig.

THE OLANA AT HICKORY
CREEK
1851 TURBEVILLE RD. HICKORY CREEK, TX

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2022-0627-__**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN
OF HICKORY CREEK, TEXAS, HEREBY ADOPTING A
PUBLIC INFORMATION POLICY; 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 desires to adopt a public information policy to reduce the unrecouped cost of complying with voluminous or large requests from a single requestor while preserving the right of the public to access public information in accordance with the Public Information Act; and

WHEREAS, the public information policy is attached hereto as Exhibit A; and

WHEREAS, such a policy is authorized by Section 552.275 of the Public Information Act.

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

Section 1: The Town Council finds that the policy contained within Exhibit A is hereby adopted.

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 27th day of June, 2022.

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

EXHIBIT A

PUBLIC INFORMATION POLICY

The Town of Hickory Creek, Texas desires to establish reasonable monthly and yearly limits on the amount of time that personnel of the governmental body are required to spend producing public information for inspection or duplication by a single requestor or providing copies of public information to a single requestor without recovering its costs attributable to that personnel time.

The Town of Hickory Creek adopts the following time limits prior to recovering all costs not otherwise authorized by the Public Information Act or other law:

1. A yearly time limit of 36 hours for a requestor during the 12-month period that corresponds to the fiscal year; and
2. A monthly time limit of 15 hours for a requestor for a one-month period.

**Hickory Creek Economic Development Corporation
2022-2023 Budget**

	2021-2022 Budget	Oct - May 2022 YTD	2022-2023 Budget
Ordinary Income/Expense			
Income			
3002 Sales Tax Collections	225,000.00	178,241.68	260,000.00
3004 Logic Interest	2,000.00	3,583.43	6,000.00
3006 Reserve Funds	0.00	0.00	0.00
3008 Mineral Royalties	0.00	316.76	0.00
3010 Responsive Education Lease	12,000.00	8,000.00	15,000.00
Total Income	239,000.00	190,141.87	281,000.00
Expense			
Debt Service			
5002 Infrastructure Improvement			
5004 Land Acquistions			
5006 Ronald Regan Avenue	46,000.00	0.00	0.00
Total Debt Service	46,000.00	0.00	0.00
Expense			
4002 Administrative	10,800.00	0.00	10,800.00
4004 Attorney	7,500.00	820.00	7,500.00
4006 Audit	2,000.00	2,000.00	2,000.00
4008 Bank Service Charges	100.00	0.00	100.00
4010 Dues & Subscriptions	500.00	500.00	500.00
4012 Engineering	2,500.00	0.00	0.00
4014 Marketing	22,500.00	4,675.00	28,100.00
4018 Park Improvements	50,000.00	0.00	0.00
4022 Professional Service	15,000.00	1,961.76	4,000.00
4024 Public Notices/Advertising	100.00	0.00	300.00
4028 Training	2,500.00	0.00	2,500.00
4030 Travel Expense	0.00	0.00	2,500.00
4032 Infrastructure Improvement	10,000.00	0.00	0.00
4034 Land Holding Cost	2,000.00	800.00	2,000.00
4036 Land Acquistions	0.00	100.00	0.00
4038 Incentives	67,500.00	41,987.97	220,700.00
Total Expense	193,000.00	52,844.73	281,000.00
Total Expense	239,000.00	52,844.73	281,000.00
Net Ordinary Income	0.00	137,297.14	0.00
Net Income	0.00	137,297.14	0.00

2022-2023
Hickory Creek
Economic Development Budget Notes

INCOME LINE ITEMS

3002 Income - \$260,000

The EDC collects 1/4 of 1% of all the sales tax collected in Hickory Creek. Town staff is budgeting an 5% increase in sales tax over the 2021-2022 overall sales tax budgeted amount. The EDC income on this line item represents 12.5% of the total sales tax, or \$260,000.

3004 Logic EDC Interest - \$6,000

The EDC has the majority of their funds invested in an investment account with LOGIC.

3006 Reserve Funds - \$0

Any funds used from Reserve will be shown here if needed for a project to offset the budget expense. This is just an accounting entry of how much we would dip into our reserves if needed for any projects.

3008 Mineral Royalties - \$0

The EDC receives minimal royalty checks from the existing natural gas well that runs beneath our property on Ronald Reagan Ave.

3010 Responsive-Ed Lease Agreement -\$15,000

The lease was renewed for 2 years in February 2022, the term is July 2022-July 2024, at \$1,250 per month (\$15,000 annually). The lease can be renegotiated beyond that.

REGULAR EXPENSE LINE ITEMS

4002 Administrative - \$10,800

This line item includes \$3600 per year Town Administrator salary, \$1500 per quarter Administrative cost, \$75 per quarter building rental, \$800 per year Office Supplies & Equipment, and \$100 Postage

4004 Attorney - \$7,500

Attorney fees for projects.

4006 Audit - \$2000

Reimbursement to the Town for EDC portion of the annual audit. This amount is based on actual charges for the prior year audit.

4008 Bank Service Charges - \$100

Self explanatory

4010 Dues & Subscriptions - \$500

ICSC, Texas EDC, publications

4012 Engineering - \$0

Engineering associated with EDC projects if needed.

4014 Marketing - \$28,100 (10% of income allowed per EDC law)

Retail Trade Area Maps

Marketing materials

Advertising

“Section 4B(b) limits Type B corporations to spending no more than 10 percent of the corporate revenues for promotional purposes. Yet, the attorney general has concluded a promotional expenditure “must advertise or publicize the city for the purpose of developing new and expanded business enterprises.” Further, a corporation is limited to spending not more than 10 percent of its current annual revenues for promotional purposes in any given year. Nonetheless, unexpended revenues specifically set aside for promotional purposes in past years may be expended along with 10 percent of current revenues without violating the cap.”

4018 Park Improvements - \$0

Used for improvements requested by EDC

4022 Professional Service - \$4,000

Professional services as needed

4024 Public Notices - \$300

Self Explanatory

4028 Training - \$2,500

All registration fees & costs associated with training seminars & conventions for EDC members

4030 Travel Expense - \$2,500

Travel expenses for Training for EDC members or designated representatives.

4032 Infrastructure Improvements - \$0

Budgeted for possible infrastructure needs.

4034 Land Holding Cost - \$2000

Mowing & maintenance of EDC land

4036 Land Acquisitions - \$0

No land acquisitions anticipated, but if needed, funds will be added from Reserve fund

4038 Incentives - \$220,700

For business development if needed

DEBT SERVICE LINE ITEMS

5002 Infrastructure Improvement - \$0

This line item will be used for any debt payments for infrastructure improvements.

5004 Land Acquisitions - \$0

This line item will be used for any debt payments related to future land acquisitions.

5006 Ronald Reagan Ave. - \$0

The EDC commitment will be paid in full as of August 2022.



TEMPORARY STORAGE / DONATION BOX

Permit Application

Business Name: Walmart 3286 Phone: 940-321-5869
Address: 1035 Hickory Creek Blvd, Hickory Creek, TX 75065
Applicant Name: Sarah Fair Phone: 214-412-6865
Address: 1035 Hickory Creek Blvd, Hickory Creek TX 75065
Property Owner: Walmart Inc Phone: 940-321-5363

Purpose & Items to be Stored: Excess inventory from pandemic backup.

Delivery Date: 6-15-2022 Removal Date: Jan 31st, 2023
Supplier: X Caliber Container LLC Phone: 940-282-1111
Address: 1338 Fm 1287 Graham, TX
Type of Storage (container, trailer, etc): Container
Number of Units: 6 Dimensions: 40ft.

Attach copy of site plan showing container placement. Written permission of the property owner permission is required, if applicable. Containers may not be placed on an unapproved surface, where it may, in any manner, block fire lanes, required exits, parking or landscape areas, vehicular or pedestrian traffic, or creates any hazard to the public.

Permits for temporary storage containers are valid for a maximum of 60 days without prior Council approval. Failure to remove units at permit expiration could result in the issuance of citations. Donation box registration expires annually on anniversary date. Owner and / or applicant is responsible for assuring containers meet all requirements of Chapter 14 Article XXI Section 6 of the Code of Ordinances.

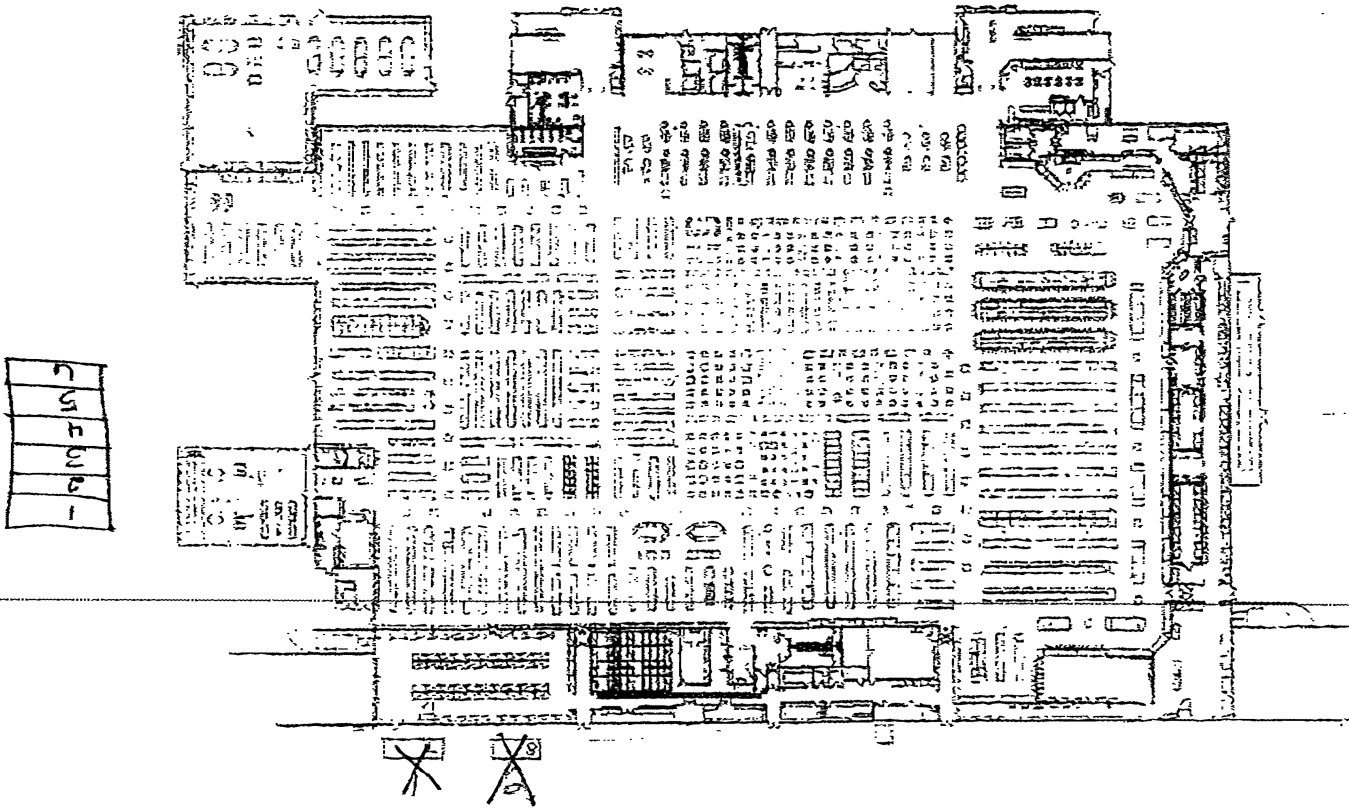
Applicant Signature: Sarah Fair Date: 5-26-22

Reviewed by: _____ Date: _____
Approved: ☐ Yes ☐ No Permit Number: _____
Receipt: _____ Expiration Date: _____
Denied: _____ Submitted to Council: _____

Store #3286

Hickory Creek, Texas

Trailer Guidelines



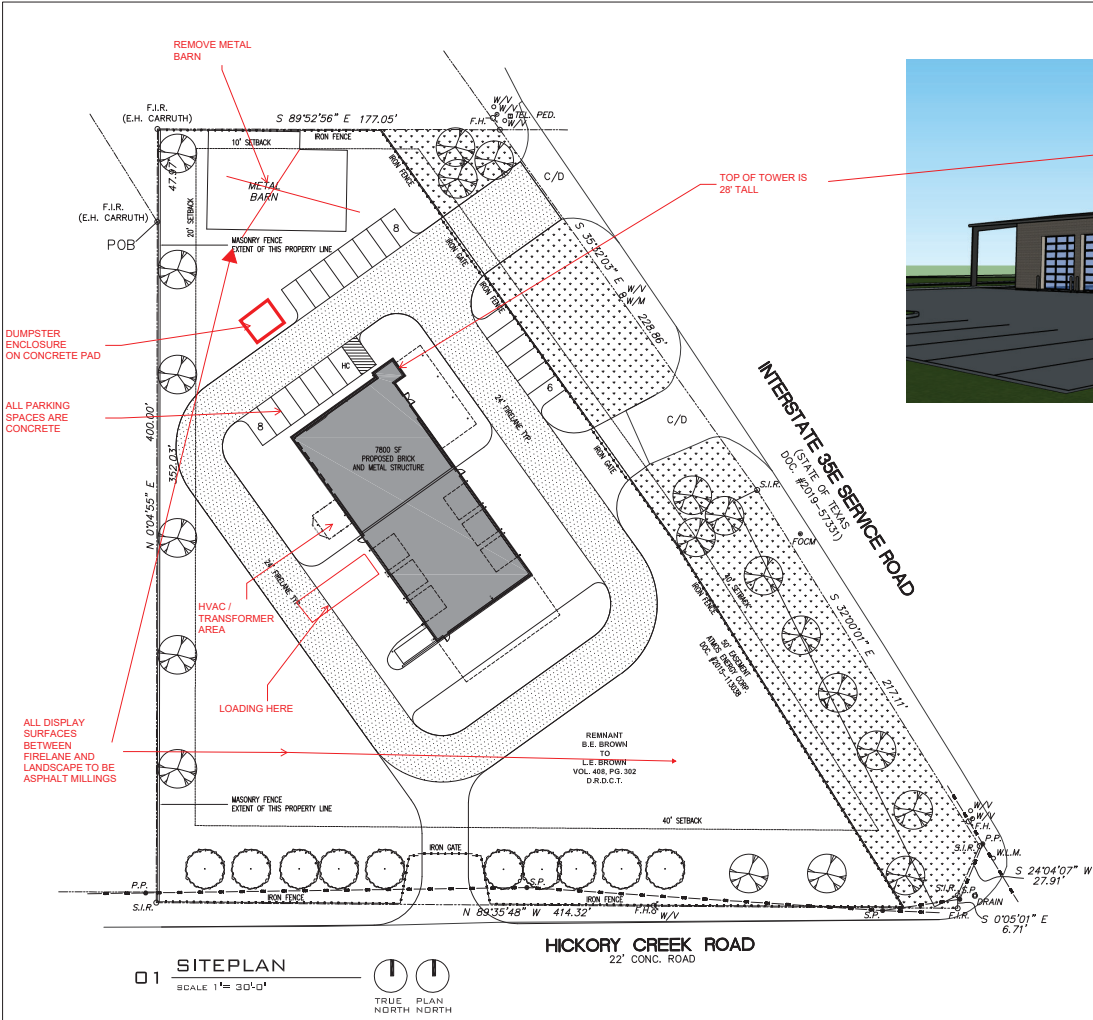


3D VIEW

REV	DATE	ISSUE
01	10/20/2022	PER SUBMITTAL

SITEPLAN

A1.0



BUILDING DESCRIPTION	ZONING CODE CRITERIA	LANDSCAPE REQUIR.	PROJECT DIRECTORY	REFERENCE SYMBOLS																				
<p>(PROPERTY) LEGAL DESCRIPTION</p> <p>REMNANT B.S. BROWN TO L.E. BROWN VOL. 488, PG. 382 D.R.D.C.T.</p> <p>AREA</p> <p>2.88 AC</p> <p>SCOPE OF WORK</p> <p>NEW FACILITY FOR THE RENTAL AND MAINTENANCE OF COMMERCIAL CONSTRUCTION EQUIPMENT</p>	<p>ZONING SUMMARY: CITY OF HICKORY CREEK, CHAPTER 14</p> <p>ZONING DESIGNATION C1 - COMMERCIAL DISTRICT</p> <p>USE: BUSINESS: CONSTRUCTION EQUIPMENT RENTAL AND REPAIR WITH OUTDOOR DISPLAY</p> <p>PARKING REQUIRED: 9 X 18' SPACES</p> <table><tr><th>ROOM NAME</th><th>AREA (SF)</th><th>RATIO</th><th>PARKING REQ.</th><th>PARKING PROVIDED</th></tr><tr><td>• Business</td><td>2965</td><td>1:200</td><td>15</td><td></td></tr><tr><td>• Service (warehouse)</td><td>4835</td><td>1:1000</td><td>5</td><td></td></tr><tr><td>TOTAL AREA</td><td>7800</td><td></td><td>20 TOTAL</td><td>23 (1 TAS)</td></tr></table>	ROOM NAME	AREA (SF)	RATIO	PARKING REQ.	PARKING PROVIDED	• Business	2965	1:200	15		• Service (warehouse)	4835	1:1000	5		TOTAL AREA	7800		20 TOTAL	23 (1 TAS)	<p>15% AREA OF LOT TO BE LANDSCAPED 2,88X.15 = 433AC OR 18,880 SF</p> <p>10 TREES REQUIRED PER ACRE. EXISTING TREES CAN QUALIFY - 29 REQUIRED</p> <p>EXISTING AND PROPOSED TREES SHOWN ON PLAN INDICATE COMPLIANCE. AND WILL CHANGE ONCE A TREE SURVEY HAS BEEN COMPLETED.</p>	<p>OWNER: Alpha and Omega CONSTRUCTION EQUIPMENT Mike Powers 214-683-1057</p> <p>ARCHITECT: STUDIO MEYER 400 EXPOSITION AVE DALLAS, TX 75226 PH: 214.315.0578</p> <p>GENERAL CONTRACTOR: ohh@ohhllc.com / 940-394-6593 Reliant Construction 4251 FM 2181 Ste. 230-464 Cotton, TX 75220</p>	<p>PROPOSED TREE</p> <p>EXISTING TREE</p> <p>NORTH ARROW</p> <p>15% LANDSCAPED AREA</p> <p>PROPOSED FIRELANE</p>
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**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2022-0627-__**

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 BETWEEN THE TOWN OF HICKORY CREEK AND SWAGIT PRODUCTIONS, LLC. CONCERNING TOWN HALL AUDIO VISUAL SYSTEMS; 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 concerning audio visual systems from Swagit Productions, LLC, attached hereto as Exhibit A which is hereby incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Town’s need for audio visual systems, and all matters attendant and related thereto, the Town Council is of the opinion that the terms and conditions of Exhibit A 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 27th day of June, 2022.

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



P.O. Box 251002, Plano, TX 75025-1002 • Fax 214-750-9513 • corporate@swagit.com
Make checks payable to Swagit Productions, LLC

SWAGIT QUOTE TO: Town of Hickory Creek, Texas
Contact: John Smith (John.Smith@hickorycreek-tx.gov)
Created Date: 6/3/2022
Valid for 60 days

Hardware, Software, Warranty, and Setup

Item & Description	Quantity	Unit Cost	Total Cost
Avior™ ONE HD Broadcast System <ul style="list-style-type: none">2 HD PTZ Cameras, 2 Camera Power Connectors, 3 Camera Mounts, 3 Visca Controller Cables, BM Studio HD Live Production Switcher with Rack, Mini Converter SDI Distribution and Bi-Directional HDMI, PDU Power Switch and Management including Battery Backup, Avior Control Unit, Presentation Converter/Scaler, 4U Rack and Hardware necessary for Installation	1	\$ 15,890.00	\$ 15,890.00
EASE™ T Encoding Appliance (mini tower) <ul style="list-style-type: none">1x HD SDI, ASI VideoEmbedded SDI Audio, Simulstream, SDI LoopoutOptional HDMI or Analog-to-SDI converterEncoding unit includes software installation, system burn-in, software licenses815e Video Capture Card with Simulstream3 Year Warranty	1	\$ 4,890.00	\$ 4,890.00
On Site Installation, Configuration, Deployment & Testing	1	\$ 3,600.00	\$ 3,600.00
Initial Remote Setup, Configuration and Training <ul style="list-style-type: none">Initial setup, configuration and training for all products and services	1	\$ 1,200.00	\$ 1,200.00

Total Hardware & Setup Costs: \$ 25,580.00

Annual License Fee

Item & Description	Quantity	Unit Cost	Total Cost
Avior ONE Control License Software Annual License and Maintenance	1	\$ 1,140.00	\$ 1,140.00

Total Annual Cost: \$ 1,140.00



P.O. Box 251002, Plano, TX 75025-1002 • Fax 214-750-9513 • corporate@swagit.com
Make checks payable to Swagit Productions, LLC

Yearly Managed Service Packages

Item & Description	Quantity	Monthly Cost	Total Cost
Client Controlled Indexing 100 <ul style="list-style-type: none">Up to 100 *Client* Indexed and Archived meetings per yearUp to 120 Hours of Specialty Content Hosting24/7 Live Stream	12	\$ 495.00	\$ 5,940.00

Package Overages

Item & Description	Cost
Additional Indexed and On-Demand Meetings (cost per meeting)	\$ 175.00

Swagit is the sole source provider of Swagit's Extensible Automated Streaming Engine (EASE™) software framework. The EASE™ application is manufactured, leased and distributed by Swagit alone.

SIGNATURE & DATE _____

CONTACT NAME & NUMBER _____