

**STATE OF TEXAS
COUNTY OF DENTON
TOWN OF HICKORY CREEK**

The town council of the Town of Hickory Creek, Texas convened in a regular session on August 21, 2018 at 6:30 p.m. in the council chambers, located at 1075 Ronald Reagan Avenue. Notice of the meeting was posted as required by Title 5, Chapter 551 of the Texas Government Code. The following members were present and constituted a quorum of members:

Lynn Clark, Mayor
Richard DuPree, Councilmember Place 2
Chris Gordon, Councilmember Place 3
Paul Kenney, Mayor Pro Tem
Ian Theodore, Councilmember Place 5

Absent: Tracee Elrod, Councilmember Place 1

Also in attendance were:

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

Mayor Clark called the meeting to order at 6:31 p.m.

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

Councilmember Theodore gave the invocation.

Items of Community Interest

The Lake Cities Chamber of Commerce Weekly Coffee and Networking event held each Wednesday will start at 8:00 a.m. instead of 7:00 a.m. beginning on September 5, 2018.

A dog wash, benefitting the animal shelter, will be held September 15, 2018 from 10 a.m. until 1:00 p.m. at Hickory Creek Animal Services, 970 Main Street.

The 3rd annual "See You at the Station" will be held Wednesday, September 19, 2018 at 8:00 a.m. around the flag poles at Hickory Creek Town Hall. The community is invited to attend to pray for police officers, firefighters and all first responders.

Boy Scouts from Troop 424 were in attendance to achieve their Citizenship in the Community Merit Badge.

National Night Out will be held Tuesday, October 2, 2018.

Councilmember Elrod's birthday was recognized.

Public Comment

Ron Furtick, 1500 Turbeville Road, stated he would like to present to council, mayor and citizens an update on Hickory Creek's future development. He recently met with several large commercial developers. The first developer, Centurion American, proposed a completely residential development of townhomes and apartments without any retail component whatsoever. Several other multifamily developers are also very interested in the location and multifamily projects are economically viable. The development of a mixed use walkable urban environment will require finding a developer who specializes in retail mixed use projects. Mr. Furtick met with Scott Polikov, who has a wealth of information and specializes in urban mixed-use development. Mr. Polikov agrees with Mr. Furtick that urban style development in suburban locations is the future of commercial development and identified three developers for introductions and preliminary discussions. Mr. Furtick wants to make sure opportunities are not lost because of issues in the past and current lack of general communication. Now is the time for everyone to pull together and move forward.

Item B - Public Hearing

No public hearing.

Item C – Consent Agenda Items

1. July 2018 Council Meeting Minutes
2. July 2018 Financial Statements
3. Consider and act on a resolution of the Town of Hickory Creek approving the 2018 annual update to the service and assessment plan and assessment roll for Hickory Creek Public Improvement District No. 1 including the collection of the 2018 annual installments.
4. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement for information technology services by and between the Town of Hickory Creek and MiTech Services, L.L.C.
5. Consider and act on a resolution of the Town of Hickory Creek, Texas authorizing the issuance of a water well drilling permit for 1107 Ellard Drive, Hickory Creek, Texas.
6. Consider and act on amending the 2017-2018 Hickory Creek Economic Development Corporation Budget.
7. Consider and act on the 2018-2019 Hickory Creek Economic Development Corporation Budget.
8. Consider and act on permit application from Wal-Mart, 1035 Hickory Creek Blvd., Hickory Creek, Texas 75065, for temporary storage containers for the purpose of remodeling.
9. Consider and act on permit application from Wal-Mart, 1035 Hickory Creek Blvd., Hickory Creek, Texas 75065, for temporary storage containers for seasonal merchandise.
10. Consider and act on a proposal from G Rod Construction, LLC for concrete alley replacement in Lakewood Gardens.
11. Consider and act on the proposal from TML Multistate IEBP for town employee medical coverage for Fiscal Year 2018-2019.
12. Consider and act on acceptance of rates from Principal Financial Group for town employee dental coverage for Fiscal Year 2018-2019.
13. Consider and act on acceptance of rates from Dearborn National for town employee life, short term disability and long-term disability coverage for Fiscal Year 2018-2019.

14. Consider and act on acceptance of rates from EyeMed for town employee vision coverage for Fiscal Year 2018-2019.

Motion: made by Councilmember Gordon to approve consent agenda Items C1 through C14. Motion seconded by Councilmember DuPree

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

Item D – Regular Agenda Items

D (1) - Presentation from Dunaway Associates regarding professional consulting services for parks, recreation and open space master plan.

Elizabeth McIlrath, Landscape Architect with Dunaway Associates, introduced Philip Neeley, Landscape Architect with Dunaway Associates and Andrea Thomas with National Service Research. An overview of the process in developing a master parks plan was provided and questions from the town council were answered.

D (2) - Presentation from MESA Associates, Inc. regarding Hickory Creek Parks System Master Plan Update.

Fred Walters with MESA Design Associates provided an overview of the process in developing a masters parks plan and answered questions from the town council.

D (3) - Consider and act on the Fiscal Year 2018 proposed tax rate and set date for public hearings if the proposed tax rate exceeds the lower of the effective rate or rollback rate.

Motion: made by Councilmember Gordon to approve the Fiscal Year 2018 proposed tax rate of 0.347535. Motion seconded by Councilmember Theodore.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (4) - Consider and act on approving the 2018-2019 Fiscal Year preliminary budget for public inspection and comment and set September 18, 2018 as the date for the public hearing.

Mayor Clark stated that due to a scheduling issue the date of the public hearing will need to be held on September 25, 2018 instead of September 18, 2018.

Motion: made by Councilmember Gordon to approve the 2018-2019 Fiscal Year preliminary budget for public inspection and comment and set September 25, 2018 at 6:30 p.m. as the date for the public hearing. Motion seconded by Councilmember Kenney.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (5) - Consider and act on an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 10: Subdivisions; Exhibit A Subdivision Ordinance; Article VIII Plat Requirements, Section 4; Lots.

Motion: made by Councilmember Theodore to approve an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 10: Subdivisions; Exhibit A Subdivision Ordinance; Article VIII Plat Requirements, Section 4; Lots. Motion seconded by Councilmember DuPree.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (6) - Consider and act on an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 1: General Provisions to add a new article 1.11 to be entitled Town Council Meetings.

Motion: made by Councilmember Kenney to approve an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 1: General Provisions to add a new article 1.11 to be entitled Town Council Meetings. Motion seconded by Councilmember Theodore.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (7) - Consider and act on an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 8: Offenses and Nuisances to add a new article 8.11 to be entitled Camping in Public Prohibited.

Motion: made by Councilmember Kenney to approve an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 8: Offenses and Nuisances to add a new article 8.11 to be entitled Camping in Public Prohibited. Motion seconded by Councilmember Gordon.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (8) - Discussion regarding SECO Preliminary Energy Assessments prepared by Energy Systems Associates, Inc.

John Smith, town administrator, provided an overview to council regarding the analysis and recommendations in the report prepared by Energy Systems Associates.

D (9) - Consider and act on a request from Lakeview HOA for a variance of Chapter 14, Exhibit A; Article XXV Signs and Occasional Sale Regulations; Section 2: (3) Signs for a temporary banner; advertising a community garage sale to be held on September 29, 2018.

Motion: made by Councilmember Theodore to approve the request from Lakeview HOA for a variance of Chapter 14, Exhibit A; Article XXV Signs and Occasional Sale Regulations; Section 2: (3) Signs for a temporary banner; to be displayed seven days prior to the garage sale with a maximum size of 6 ft by 3 ft. advertising a community garage sale on September 29, 2018. Motion seconded by Councilmember DuPree.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

D (10) - Discussion regarding current road and sidewalk projects.

John Smith, town administrator, provided an overview to council regarding current road and sidewalk projects.

Item E - Executive Session: The Town Council convened into executive session at 8:47 p.m. pursuant to Texas Government Code 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 and Section 551.074 Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. Discussion regarding certain real property legally described as A1163A J.W. Simmons, TR 37, 19.795 Acres located (South of Swisher Road, East of Ronald Reagan Avenue, North of Turbeville Road and West of Point Vista Road.)
2. Review of individual employees' performance.

Item F - Reconvene into Open Session: The Town Council reconvened into open session at 11:07 p.m.

Motion: made by Councilmember Kenney to accept the salary changes as discussed in executive session. Motion seconded by Councilmember Gordon.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

Item G – Adjournment

Motion: made by Councilmember Kenney to adjourn the meeting. Motion seconded by Councilmember Theodore.

Ayes: Councilmember DuPree, Councilmember Gordon, Councilmember Kenney and Councilmember Theodore.

Nays: None

MOTION PASSED UNANIMOUSLY

The meeting did then stand adjourned at 11:08 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek