

**Public Notice**  
**Town of Hickory Creek**  
**Town Council Special Session**  
**1075 Ronald Reagan Avenue**  
**May 29, 2018; 6:30 P.M.**

Notice is hereby given as required by Title 5; Chapter 551.041 of the Government Code that the Town Council of the Town of Hickory Creek will hold a Special Session on May 29, 2018; at 6:30 P.M., in the Council Chambers of the Town Hall Building located at 1075 Ronald Reagan Avenue. "NOTE: If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the TEXAS OPEN MEETING ACT, TEX. GOVT. CODE, Chapter 551, Sub-Chapters (d) and (e)". The agenda follows:

**Special Session:**

**A. Call to Order**

**Roll Call**

**Pledge of Allegiance to the U.S. and Texas Flags**

**Invocation**

**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 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.

**Business:**

**B. Public Hearing:**

No Public Hearing

**C. Consent Agenda Items:**

1. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and P3Works, LLC for Hickory Creek Public Improvement District No. 1.
2. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and P3Works, LLC for Hickory Creek Public Improvement District No. 2.

3. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Halff Associates.

**D. Regular Agenda Items:**

1. Interviews for various boards and commissions.
2. Consider and act on appointments to the Board of Adjustments.
3. Consider and act on appointments to the Parks and Recreation Board.
4. Consider and act on appointments to the Planning and Zoning Commission.
5. Consider act on a preliminary plat for Whaley Estates, being 21.765 acres out of the McCarroll Survey, Abstract A0958a in the Town of Hickory Creek, Denton County, Texas.
6. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, approving a first amended and restated performance agreement by and between the Hickory Creek Economic Development Corporation and Hard Sun V, Inc., a Texas Corporation for economic development purposes.
7. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, authorizing the president of the Hickory Creek Economic Development Corporation to execute a deed of trust to facilitate a loan by Point Bank to Hard Sun V, Inc., a Texas Corporation consistent with the performance agreement with Hard Sun V, Inc., approved on or about September 20, 2017 and the first amended and restated performance agreement with Hard Sun V, Inc.
8. Consider and act on a site and landscape plan for Elm Fork Restaurant, legally described as TLC Subdivision Lot 1, Block A, 0.910 acres in the J.W. Simmons Survey, Abstract No. 1163, Town of Hickory Creek, Denton County, Texas.
9. Consider and act on a replat of Hickory Creek Market Place Addition, Lot 1R, Block 1, 1.562 acres situated in the John W. Simmons Survey, Abstract No. 1336, Town of Hickory Creek, Denton County, Texas.
10. Consider and act on a site and landscape plan submitted by JMSR Enterprises LLC, legally described as Ventana Addition, Block 1, Lot 2(pt), Town of Hickory Creek, Denton County, Texas.
11. Consider and act on a replat of Lot 1X-R, 2X, 3X and Lots 2 through 24, Block A, Steeplechase South Addition (33.83 acre tract) of all of Lot 1X, Block A of Steeplechase South Addition, situated in the M.E.P. & P.R.R. Company Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas.
12. Presentation regarding Waste Management from TJ Gilmore, Public Sector Solutions Representative.
13. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Waste Management of Texas, Inc.
14. Consider and act on a resolution finding assessments on land located Hickory Creek Public Improvement District No. 2 to be stale and therefore invalid.
15. Consider and act on a resolution approving the form and authorizing the distribution of a preliminary limited offering memorandum for "Town of Hickory Creek, Texas, Special Assessment Revenue Bonds, Series 2018 (Hickory Creek Public Improvement District No. 2)"

16. Consider and act on resolution of the Town of Hickory Creek, Texas determining the costs of certain improvements to be financed by the Hickory Creek Public Improvement District No. 2; approving a revised service plan and assessment plan, including proposed assessment rolls; calling and noticing a public hearing for June 19, 2018 to consider an ordinance levying assessments on property located within Improvement Area #2 of the Hickory Creek Public Improvement District No. 2; directing the filing of the proposed assessment rolls with the Town Secretary to make available for public inspection; directing town staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
17. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute a development agreement by and between the Town of Hickory Creek Texas and Centurion Acquisitions, LLC.
18. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute a professional services agreement by and between the Town of Hickory Creek, Texas and Centurion Acquisitions LLC.
19. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and P3Works, LLC for Hickory Creek Public Improvement District No. 3.
20. Consider and act on an Interlocal Agreement by, between, and among Town of Hickory Creek, LCUMA and Harbor Grove Water Supply Corporation for fire protection service.
21. Consider and act on an ordinance of the Town Council of Hickory Creek, Texas, amending the Town's Code of Ordinances, Chapter 12: Traffic and Vehicles; Article 12.02 Speed, by adding a new section 12.02.008; Designating a School Zone and providing for speed limits during school hours in the 1000 block of Ronald Reagan Avenue and the 800 block of Point Vista.
22. Consider and act on a request from the City of Lake Dallas to increase Hickory Creek's contribution for the Lake Cities 4th of July Celebration.
23. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an agreement by and between the Town of Hickory Creek, Texas and Lexipol.
24. Consider and act on the Town of Hickory Creek council chambers rental policy.
25. Discussion regarding a bass fishing tournament for veterans
26. Discussion regarding a program for academy sponsorship for police recruits.
27. Consider and act on a resolution authorizing the Mayor of the Town of Hickory Creek, Texas to execute an amendment to the Cornelius Center Investors, LP development and assesment agreements by and between the Town of Hickory Creek, Texas and Cornelius Center Investors, LP.
28. Consider and act on appointment of Mayor Pro Tem.
29. Appointments of council liaisons for the various boards.
30. Consider and act on an appointments to the Code of Ethics Board.
31. Discussion regarding current road and sidewalk projects.

**E. Executive Session:** The Town Council will convene into executive session 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; Section 551.072 to deliberate the purchase, exchange, lease or value of real property and Section 551.074 Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee and Section 551.087, Deliberation regarding Economic Development Negotiations, to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the government body seeks to have locate, stay or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

1. Municipal Court Employee
2. Discussion regarding potential economic development agreement related to property located at 1851 Turbeville Road.
3. Discussion regarding the purchase of approximately 7.41 acre tract or tracts of land.

**F. Reconvene into Open Session:**

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

**G. Adjournment:**

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Kristi Rogers, Town Secretary  
Town of Hickory Creek

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 Friday, May 25, 2018 at 2:00 p.m. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Please contact the town secretary's office at (940) 497-2528 or Fax (940) 497-3531 for further information. BRAILLE IS NOT AVAILABLE.