

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

The town council of the Town of Hickory Creek, Texas convened in a special session on August 8, 2017 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:

Tracee Elrod, Councilmember Place 1  
Richard DuPree, Councilmember Place 2  
Chris Gordon, Councilmember Place 3  
Paul Kenney, Mayor Pro Tem  
Ian Theodore, Councilmember Place 5

Absent: Lynn Clark, Mayor

Also in attendance were:

John M. Smith, Jr., Town Administrator  
Kristi K. Rogers, Town Secretary  
Dorwin Sargent, Town Attorney

Mayor Pro Tem Kenney called the meeting to order at 6:30 p.m.

Councilmember DuPree led the Pledge of Allegiance to the U.S. and Texas Flags.

Councilmember Theodore gave the invocation.

**Items of Community Interest**

The Parks and Recreation Board will host a Halloween event in Sycamore Bend Park on October 21, 2017. The event is family friendly and activities for all ages are planned.

**Public Comment**

There were no speakers for public comment.

**Item B - Public Hearing**

**B (1) - Public Hearing: To hear public opinion regarding the voluntary annexation of a 38.9197 acre tract of land situated in the H.H. Swisher Survey, Abstract 1120, and the M.E.P. & P.R.R. Company Survey, Abstract 915, Denton County Texas; Steeplechase North Addition.**

Mayor Pro Tem Kenney called the public hearing to order at 6:33 p.m. With no one wishing to speak, the public hearing was closed at 6:34 p.m.

**Item C – Consent Agenda Items**

1. Consider and act on a resolution authorizing the Mayor Pro Tem of the Town of Hickory Creek, Texas to execute an interlocal cooperation agreement for Public Safety Application Support and Maintenance between the Town of Hickory Creek Police Department and Denton County.

**Motion:** made by Councilmember Gordon to approve consent agenda Item C1. Motion seconded by Councilmember Theodore.

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

**Item D – Regular Agenda Items**

**D (1) - Presentation regarding bond issuance and annexation pertaining to Hickory Creek Public Improvement District No. 1.**

Tripp Davenport, FMSbonds, Inc., presented an overview of Hickory Creek Public Improvement District No. 1 which included an explanation of public improvement districts, the history of Hickory Creek Public Improvement District No. 1 and the benefits of the proposed bond issuance and annexation.

Randy Gibbons, 208 Derby Lane, stated the Hickory Creek Public Improvement District No. 1 assessments make it very expensive to live in Steeplechase North. Typically, when purchasing a new home, infrastructure costs for the subdivision are included in the lot price not assessments. He appreciates council proposing to issue bonds at a lower rate than homeowners are currently paying on the assessments.

**D (2) - Consider and act on a resolution approving the form and authorizing the distribution of a preliminary official statement for "TOWN OF HICKORY CREEK, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (PUBLIC IMPROVEMENT DISTRICT NO. 1).**

Jeff Gulbas, McCall Parkhurst & Horton, the town's bond counsel, stated the underwriting team will distribute the preliminary official statement to the investing public in order to solicit buyers for the bonds.

**Motion:** made by Councilmember Theodore to approve a resolution approving the form and authorizing the distribution of a preliminary official statement for "TOWN OF HICKORY CREEK, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2017 (PUBLIC IMPROVEMENT DISTRICT NO. 1). Motion seconded by Councilmember Elrod.

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

**D (3) - Consider and act on a landscaping plan for Shadow Creek Estates Phase II, described as being Lots A3, A5 & 21R, Block A; Lots C3 & 3 through 12, Block C; Lots 1 through 8, Block D; Lots 13R, 1 through 18, Block E, being 15.710 acres of land situated in the M.E.P. & P.R.R Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas; Harbor Grove Estates Section II Lot 13, Block K, being .220 acres of land situated in the John Maloney Survey, Abstract No. 819, Town of Hickory Creek, Denton County, Texas; and Shadow Creek Estates Phase I Lot 21, Block A, being 0.213 acres of land situated in the M.E.P. & P.R.R Co. Survey, Abstract No. 915, Town of Hickory Creek, Denton County, Texas.**

**Motion:** made by Councilmember Gordon to approve Item D (3) as presented. Motion seconded by Councilmember Theodore.

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

**D (4) - Consider and act on allocating funds for the 2017 Halloween Event to be held on October 21, 2017.**

**Motion:** made by Councilmember DuPree to allocate funds in the amount of \$2,000 for the 2017 Halloween Event to be held on October 21, 2017. Motion seconded by Councilmember Elrod.

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

**D (5) - Consider and act on allocating funds for an irrigation pump truck for the Public Works Department.**

**Motion:** made by Councilmember Gordon to allocate funds for an irrigation pump truck for the Public Works Department not to exceed \$25,000. Motion seconded by Councilmember Elrod.

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

**Item E - Executive Session: The Town Council will convene into executive session pursuant to Chapter 551 of the Texas Government Code Section 551.071, Consultation with City Attorney and other legal counsel on matters in which the duty of the attorney(s) 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.**

No executive session.

**Item F - Reconvene into Open Session:**

No executive session.

**Item G – Adjournment**

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

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

**Nays:** None

**MOTION PASSED UNANIMOUSLY**

The meeting did then stand adjourned at 7:04 p.m.

Approved:

Attest:

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Paul Kenney, Mayor Pro Tem  
Town of Hickory Creek

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Kristi K. Rogers, Town Secretary  
Town of Hickory Creek