

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE REGULAR  
CITY COUNCIL MEETING  
September 24, 2024**

The City Council of the City of Hunters Creek Village, Texas held a regular meeting on Tuesday, September 24, 2024, at 6:00 p.m., at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

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Present:	Mayor:	Jim Pappas
	Councilmembers:	Stuart Marks Fidel Sapien Linda Knox Chip Cowell Jay Carlton
	City Administrator:	Tom Fullen
	Building Official:	Henry Rivas
	City Engineer:	Steve Byington
	City Attorney:	Tim Kirwin
	Assistant to the City Secretary:	Jessica Pierce

- A. Call to order and the roll of elected and appointed officers will be taken.

**With a quorum of the Council Members present, Mayor Pappas called the meeting to order at 6:00 p.m.**

- B. **Ray Schultz led the Pledge of Allegiance followed by a prayer by Mayor Pappas.**

C. PUBLIC HEARING

1. A Public Hearing will be held before the City Council for the purpose of receiving input from the public, either oral or written, regarding the City's 2024 Proposed Tax Rate (information about the proposed tax rate is posted on the City's website).

Opened: 6:01 p.m.  
Comments: No Comments  
Closed: 6:02 p.m.

- D. PUBLIC COMMENTS *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquiries about a subject that is not specifically identified on the agenda, a member of council or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.*



**Bob Dodon commented on the Drainage Easement at his property 322 Lindenwood. Request to be put on October Agenda for discussion.**

E. REPORTS

1. City Treasurer Monthly Report - **Tom Fullen, City Administrator, presented this report.**
2. Police Commissioner Monthly Report – **Steve Reichel, Police Commissioner, and Ray Schultz, Police Chief, presented this report.**
3. Fire Commissioner Monthly Report – **Rob Adams, Fire Commissioner, and Steven Witt, Deputy Fire Chief, presented this report.**
4. Building Official Monthly Report – **Henry Rivas, City Building Official, presented this report.**
5. City Engineer Monthly Report – **Steve Byington, City Engineer, presented this report.**
6. City Administrator Report – **No Report.**
7. Mayor and Council Reports and Comments – **Mayor reported on lots wanting to be joined on Gawain and the HOA.**

F. CONSENT AGENDA *The following items are considered routine by the City Council and will be enacted by one motion. There will not be a separate discussion on these items unless a Councilmember requests, in which event, the item will be removed from the general order of business and considered in its normal sequence on the agenda.*

1. Approval of the Minutes of the Regular Meeting on August 27, 2024.
2. Approval of the Cash Disbursement Journal for August 2024.
3. Approval of the 2<sup>nd</sup> Quarterly Investment Report for 2024.

**Councilmember Cowell made a motion to approve the Consent Agenda. Councilmember Knox seconded the motion, and the motion was carried unanimously.**

G. REGULAR AGENDA

1. Discussion and possible action to consider an ordinance adopting the budget for the City of Hunters Creek Village fiscal year beginning January 1, 2025, and ending December 31, 2025; making appropriations for the city for such year as reflected in the budget; and making certain findings and containing certain provisions relating to the subject. (Roll Call Vote Required).



Councilmember Marks made a motion to approve an ordinance adopting the budget for the City of Hunters Creek Village fiscal year beginning January 1, 2025, and ending December 31, 2025; making appropriations for the city for such year as reflected in the budget; and making certain findings and containing certain provisions relating to the subject. Councilmember Knox seconded the motion. The ordinance was approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Stuart Marks	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>
Councilmember Jay Carlton	<u>AYE</u>

2. Discussion and possible action to ratify the property tax increase reflected in the budget. (Roll Call Vote Required)

Recommended Motion should state:

"I move that we ratify the property tax increase reflected in the budget."

Councilmember Marks made a motion to ratify the property tax increase reflected in the budget. Councilmember Knox seconded the motion. The ordinance was approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Stuart Marks	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>
Councilmember Jay Carlton	<u>AYE</u>

3. Discussion and possible action to:
  - a. Set the property tax rate for Debt Service for 2024. (Roll Call Vote Required)

Recommended Motion should state:

"I move that we set the property tax rate for Debt Service for 2024 at 0 dollars per \$100 valuation."

Councilmember Cowell made a motion to Set the property tax rate for Debt Service for 2024 at 0 dollars per \$100 valuation. Councilmember Carlton seconded the motion. The ordinance was approved with the following record vote:



Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Stuart Marks	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>
Councilmember Jay Carlton	<u>AYE</u>

- b. Set the property tax rate for Maintenance and Operations for 2024.  
(Roll Call Vote Required)

If recommended rate is adopted the motion should state:

"I move that the property tax rate for Maintenance and Operations for 2024 be increased by the adoption of a tax rate of \$0.205164 dollars per \$100 valuation, which is effectively a 4.56 percent increase in the tax rate."

**Councilmember Marks made a motion that the property tax rate for Maintenance and Operations for 2024 be increased by the adoption of a tax rate of \$0.205164 dollars per \$100 valuation, which is effectively a 4.56 percent increase in the tax rate. Councilmember Knox seconded the motion. The ordinance was approved with the following record vote:**

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Stuart Marks	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>
Councilmember Jay Carlton	<u>AYE</u>

4. Discussion and possible action to consider an ordinance providing for the assessment, levy and collection of ad valorem taxes of the City of Hunters Creek Village, Texas for the year 2024; providing for the date on which such taxes shall be due and payable; providing for the penalty and interest on all taxes not timely paid; and repealing all ordinances and parts of ordinances in conflict herewith; and providing for severability. [Roll Call Vote Required].

**Councilmember Cowell made a motion to approve an ordinance providing for the assessment, levy and collection of ad valorem taxes of the City of Hunters Creek Village, Texas for the year 2024; providing for the date on which such taxes shall be due and payable; providing for the penalty and interest on all taxes not timely paid; and repealing all ordinances and parts of ordinances in conflict herewith; and providing for severability. Councilmember Carlton seconded the motion. The ordinance was approved with the following record vote:**

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Stuart Marks	<u>AYE</u>





Councilmember Linda Knox  
Councilmember Chip Cowell  
Councilmember Jay Carlton

AYE  
AYE  
AYE

5. Discussion and possible action to approve an extension for the new residence permit 202200930 at 825 Saddlewood Lane.

**Item taken out of order.**

**Councilmember Marks made a motion to approve an extension for the new residence permit 202200930 at 825 Saddlewood Lane for 3 months. Councilmember Sapien seconded the motion, and the motion was carried unanimously.**

6. Discussion and possible action to approve Amendment No. 76 to the engineering contract with Cobb, Fendley & Associates, Inc. In the amount of \$10,000.00 for engineering services for the Municipal Separate Storm Sewer System (MS4) General Permit.

**Item taken out of order.**

**Councilmember Cowell made a motion to approve Amendment No. 76 to the engineering contract with Cobb, Fendley & Associates, Inc. In the amount of \$10,000.00 for engineering services for the Municipal Separate Storm Sewer System (MS4) General Permit. Councilmember Marks seconded the motion, and the motion was carried unanimously.**

7. Discussion and possible action to approve Amendment No. 77 to the engineering contract with Cobb Fendley & Associates for Construction Phase Services and Inspection in the amount \$73,062.50 and for Construction Material Testing in the amount of \$36,000.00 for engineering services associated with the Shasta/Pineland/Lindenwood Reconstruction; Totals not to exceed \$109,062.50.

**Item taken out of order.**

**Councilmember Cowell made a motion to approve Amendment No. 77 to the engineering contract with Cobb Fendley & Associates for Construction Phase Services and Inspection in the amount \$73,062.50 and for Construction Material Testing in the amount of \$36,000.00 for engineering services associated with the Shasta/Pineland/Lindenwood Reconstruction; Totals not to exceed \$109,062.50. Councilmember Knox seconded the motion, and the motion was carried unanimously.**



8. Discussion and possible action to accept a donation of a pre-owned 36KW Generac Generator from resident Jay Kaplan.

**Item taken out of order.**

**Councilmember Carlton made a motion to accept a donation of a pre-owned 36KW Generac Generator from resident Jay Kaplan. Councilmember Marks seconded the motion, and the motion was carried unanimously.**

9. Discussion and possible action to adopt an Ordinance amending Chapter 18 regarding car tarps.

**Councilmember Cowell made a motion to adopt an Ordinance amending Chapter 18 regarding car tarps. Councilmember Sapien seconded the motion, and the motion was carried unanimously.**

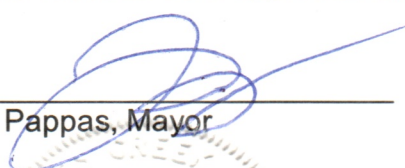
- H. EXECUTIVE SESSION It is anticipated that all, or a portion of the discussion of the following items, if any, will be conducted in closed executive session under authority of the Texas Open Meetings Act. However, no action will be taken on these items until the City Council reconvenes in open session.

- I. RECONVENE into Open Session and consider action, if any, on items discussed in Executive Session.

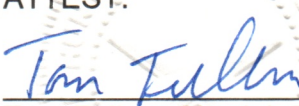
- J. ADJOURNMENT

**At 7:39 p.m., Councilmember Marks made a motion to adjourn. Councilmember Cowell seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 7:40 p.m.**

These minutes were approved on the 22nd day of October 2024.

  
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Jim Pappas, Mayor

ATTEST:

  
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Tom Fullen, City Administrator  
Acting City Secretary

