

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
September 23, 2025**

The City Council of the City of Hunters Creek Village, Texas, held a regular meeting on Tuesday, September 23, 2025, 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.

Present:	Mayor:	Jim Pappas
	Councilmembers:	Fidel Sapien Linda Knox Chip Cowell
	City Administrator:	Tom Fullen
	City Engineer:	Steve Byington
	Building Official:	Henry Rivas
	City Attorney:	Tim Kirwin
	Assistant 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 6:01 p.m.

- B. **Howard Miller led the Pledge of Allegiance, followed by a prayer by Mayor Pappas.**

- C. 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 inquires 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.*

No comments.

Taxpayer Impact Statement

Below is a comparison of property tax bills on a median valued homestead.

- 2024 Property Tax Bill on Median Valued Homestead for Current Fiscal Year: \$4,544.10
- Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if City of Hunters Creek Village Adopts the Proposed Budget and Tax Rate: \$4,544.10

- Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if City of Hunters Creek Village Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate: \$4,575.44

D. PUBLIC HEARING

- a. 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 2025 Proposed Tax Rate of \$0.205164 per \$100 valuation (additional information about the proposed tax rate is posted on the City's website).

Public Hearing opened at 6:03 p.m.

Comments: No comments.

Public Hearing closed at 6:04 p.m.

E. REPORTS

1. City Treasurer Monthly Report - **Tom Fullen, City Administrator, presented this report.**
2. Police Commissioner Monthly Report – **Ray Schultz, Police Chief, presented this report.**
3. Fire Commissioner Monthly Report – **Howard Miller, Fire Chief, and Rob Adams, Fire Commissioner, presented this report.**
4. Building Official Monthly Report – **Henry Rivas, City Building Official, presented this report.**
5. City Engineer Monthly Report – **Tom Fullen, City Administrator, presented this report.**
6. City Administrator Report – **No Report.**
7. Mayor and Council Reports and Comments – **Mayor Pappas reported on Memorial Drive Reconstruction.**

- 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 26, 2025.
2. Approval of the Cash Disbursement Journal for August 2025.

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, 2026, and ending December 31, 2026; 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 Cowell made a motion to approve an ordinance adopting the budget for the City of Hunters Creek Village fiscal year beginning January 1, 2026, and ending December 31, 2026; 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. Approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<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 Sapien made a motion to ratify the property tax increase reflected in the budget. Councilmember Knox seconded the motion. Approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>

3. Discussion and possible action to:

- a. Set the property tax rate for Debt Service for 2025. (Roll Call Vote Required).

Recommended Motion should state:

"I move that we set the property tax rate for Debt Service for 2025 at 0 dollars per \$100 valuation."

Councilmember Sapien made a motion to set the property tax rate for Debt Service for 2025 at 0 dollars per \$100 valuation. Councilmember Knox seconded the motion. Approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>

- b. Set the property tax rate for Maintenance and Operations for 2025. (Roll Call Vote Required).

If the recommended rate is adopted, the motion should state:

"I move that the property tax rate for Maintenance and Operations for 2025 be the adoption of a tax rate of \$0.205164 per \$100 valuation."

Councilmember Cowell made a motion that the property tax rate for Maintenance and Operations for 2025 be the adoption of a tax rate of \$0.205164 per \$100 valuation. Councilmember Knox seconded the motion. Approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<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 2025; 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 2025; 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 Knox seconded the motion. Approved with the following record vote:

Councilmember Fidel Sapien	<u>AYE</u>
Councilmember Linda Knox	<u>AYE</u>
Councilmember Chip Cowell	<u>AYE</u>

5. Discussion and possible action to approve an extension for the new residence permit 202300645 at 1 Inwoods Oaks Drive.

Councilmember Sapien made a motion to approve a 4-month extension for the new residence permit 202300645 at 1 Inwoods Oaks Drive in the amount of \$1,702.76. Councilmember Knox seconded the motion, and the motion was carried unanimously.

6. Discussion and possible action to submit a ballot for electing a TML Region 14 Director.

Councilmember Cowell made a motion to submit a ballot for electing Josh Pratt as the TML Region 14 Director. Councilmember Knox seconded the motion, and the motion was carried unanimously.

7. Discussion and possible action regarding Sec. 20-73, Code of Ordinances, Fireworks.

No action was taken on this item.

- 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 the 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 6:35 p.m., Councilmember Cowell made a motion to adjourn. Councilmember Knox seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 6:35 p.m.

These minutes were approved on the 28th day of October 2025.



Jim Pappas, Mayor

ATTEST:



Tom Fullen, City Administrator
Acting City Secretary

