

MAYOR  
Jim Pappas

# CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL  
Stuart Marks  
Fidel Sapien  
Linda Knox  
Chip Cowell  
Jay Carlton



CITY ADMINISTRATOR  
Tom Fullen, MPA, CPM

Notice is hereby given of a regular meeting of the City Council of Hunters Creek Village, Texas, to be held on **Tuesday, August 25, 2026, at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, for the purpose of considering the following agenda items. Councilmember(s) and/or employees may attend this meeting via videoconference as allowed by the Texas Government Code; however, there will be a quorum present at City Hall.

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Anyone wishing to address the City Council during the meeting must notify the City Administrator, Tom Fullen, before the meeting begins by: 1) filling out a speaker request form at the meeting; 2) emailing him at [fullen@cityofhunterscreek.com](mailto:fullen@cityofhunterscreek.com); or 3) calling him at 713-465-2150.

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- A. Call to order, and the roll of elected and appointed officers will be taken.
- B. Pledge of Allegiance.
- 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 the 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.*
- D. **REPORTS**
  - 1. City Treasurer Monthly Report
  - 2. Police Commissioner Monthly Report
  - 3. Fire Commissioner Monthly Report
  - 4. Building Official Monthly Report
  - 5. City Engineer Monthly Report
- E. **AGENDA ITEM**
  - 1. Discussion and possible action to approve revisions to Amendment No. 82 with CobbFendley for Construction Phase Services.
- F. **REPORTS**
  - 6. City Administrator Report

7. Mayor and Council Reports and Comments

- G. 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 July 28, 2026.
2. Approval of the Cash Disbursement Journal for July 2026.
3. Approval and adoption of the 2026 Certified Appraisal Roll.

**Taxpayer Impact Statement**

Below is a comparison of property tax bills on a Median Valued Homestead.

- 2025 Property Tax Bill on Median Valued Homestead for Current Fiscal Year: \$4,523.93
- Estimated 2026 Property Tax Bill for the Upcoming Fiscal Year if City of Hunters Creek Village Adopts the Proposed Budget and Tax Rate: \$4,993.55
- Estimated 2026 Property Tax Bill for the Upcoming Fiscal Year if City of Hunters Creek Village Adopts the Proposed Budget with the No-New-Revenue Tax Rate: \$4,870.00

H. REGULAR AGENDA

2. Discussion and possible action regarding the 2026 Proposed Tax Rate.  
[Roll call vote]

I. 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 2027 Proposed Budget (copies are posted on the City's website and on file with the City Secretary). This budget will raise more revenue from property taxes than last year's budget by an amount of \$307,976, which is a 3.71 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$110,380.

J. REGULAR AGENDA

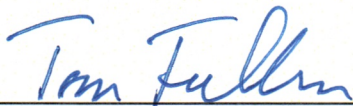
3. Discussion and possible action to postpone the vote on the Budget for the City of Hunters Creek Village fiscal year beginning January 1, 2027, and ending December 31, 2027; making appropriations for the city for such year as reflected in the budget; and making certain findings and containing certain provisions relating to the subject.

- K. 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.
1. Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.  
The City will meet in closed session to seek the advice of its attorney about pending or contemplated litigation, or a settlement offer, or on a matter 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 this chapter, being 551 of the Texas Government Code.
- a. 3 Magnolia Bend wall
- L. RECONVENE into Open Session and consider action, if any, on items discussed in Executive Session.
- M. ADJOURNMENT The City Council may convene a public meeting and then recess into closed executive session to discuss any of the items listed on this agenda, if necessary, and if authorized under Chapter 551 of the Texas Government Code. Situations in which a closed executive session may be authorized by law include, without limitation; (1) consulting with the Council's attorney to seek or receive legal advice concerning pending or contemplated litigation, a settlement offer, or any other matter in which the ethical duty of the attorney to the Council clearly conflicts with the general requirement that all meetings be open, § 551.071; (2) discussing the purchase, exchange, lease, or value of real property, § 551.072; (3) discussing a prospective gift or donation, § 551.073; (4) discussing certain personnel matters, § 551.074; and (5) discussing security personnel or devices, § 551.076.

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### CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: August 19, 2026, at 4:00 p.m. and remained so posted continuously for at least three business days before said meeting was convened.



Tom Fullen, City Administrator  
Acting City Secretary



The City Hall is wheelchair accessible, and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing-impaired, readers, or large print are requested to contact the City Secretary's Office at 713.465.2150, by fax at 713.465.8357, or by email at [tfullen@cityofhunterscreek.com](mailto:tfullen@cityofhunterscreek.com). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at <http://cityofhunterscreek.com>.