

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, September 22, 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.

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 tfullen@cityofhunterscreek.com; or 3) calling him at 713-465-2150.

- 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
 - 6. City Administrator Report
 - 7. Mayor and Council Reports and Comments
- E. **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 it, 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 25, 2026.
2. Approval of the Cash Disbursement Journal for August 2026.

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

F. 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 2026 Proposed Tax Rate of \$0.205164 per \$100 valuation (additional information about the proposed tax rate is posted on the City's website).

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, 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. (Roll Call Vote Required).
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."

3. Discussion and possible action to:

- a. Set the property tax rate for Debt Service for 2026. (Roll Call Vote Required).

Recommended Motion should state:

"I move that we set the property tax rate for Debt Service for 2026 at 0 dollars per \$100 valuation."

- b. Set the property tax rate for Maintenance and Operations for 2026.
(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 2026 be the adoption of a tax rate of \$0.205164 per \$100 valuation."

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 2026; 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)
 5. Discussion and possible action to approve an extension for the remodel permit 202300941 at 10911 Kirwick Drive.
 6. Discussion and possible action to approve an extension for the New Residence at 502 Thamer Lane.
 7. Discussion and possible action to approve an extension for the remodel permit 202400967 at 803 Creek Wood Way.
 8. Discussion and possible action to consider and accept the engagement letter from Crowe LLP for auditing services.
 9. Discussion and possible action to approve a resolution adopting the 2025 Harris County Multi-Jurisdictional Hazard Mitigation Plan.
 10. Discussion and possible action to request that the Planning & Zoning Commission consider a potential amendment to the City's Zoning Ordinance to allow Accessory Structures in front of the front line of the residence on certain lots.
 11. Discussion and possible action to appoint positions on the Zoning Board of Adjustment.
- 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.
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

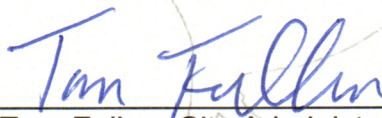
Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, being 551 of the Texas Government Code.

a. 3 Magnolia Bend

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

CERTIFICATION

I, the undersigned authority, do 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: September 16, 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. 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>.