

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
July 28, 2026**

The City Council of the City of Hunters Creek Village, Texas, held a regular meeting on Tuesday, July 28, 2026, 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:

Councilmembers:

Fidel Sapien [Mayor Pro Tem]
Linda Knox
Chip Cowell
Jay Carlton
Absent: Mayor Jim Pappas
Absent: Stuart Marks

City Administrator:

Tom Fullen

City Attorney:

Tim Kirwin

City Engineer:

Nick Mumme

Building Official:

Henry Rivas

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 Pro Tem, Sapien called the meeting to order at 6:00 p.m.

- B. **Police Chief Ray Schultz led the 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 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.

- D. 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 - **Brian Croft, Fire Chief, presented this report.**

4. Building Official Monthly Report - **Henry Rivas, City Building Official, presented this report.**
5. City Engineer Monthly Report – **Nick Mumme, City Engineer, presented this report.**

E. AGENDA ITEM

1. Discussion and possible action to award a contract to Century Concrete Construction, Inc. in the amount of \$1,598,582.84 for the Fleetway Drive, Teakwood Lane, and Caruthers Lane Reconstruction Project.

Councilmember Carlton made a motion to award a contract to Century Concrete Construction, Inc. in the amount of \$1,598,582.84 for the Fleetway Drive, Teakwood Lane, and Caruthers Lane Reconstruction Project. Councilmember Cowell seconded the motion, and the motion was carried unanimously.

2. Discussion and possible action to approve Change Order No. 6 (Close Out) to reduce the contract with Century Concrete Construction Inc. in the amount of (\$154,294.04) for the Shasta Drive, Pineland Drive, and Lindenwood Drive Reconstruction Project.

Councilmember Knox made a motion to approve Change Order No. 6 (Close Out) to reduce the contract with Century Concrete Construction Inc. in the amount of (\$154,294.04) for the Shasta Drive, Pineland Drive, and Lindenwood Drive Reconstruction Project. Councilmember Carlton seconded the motion, and the motion was carried unanimously.

3. Discussion and possible action to approve an increase to Amendment No. 82 with CobbFendley in the amount of \$92,172.50 for Construction Phase Services.

Councilmember Carlton discussed the Engineer's scope of work and requested future revisions on same from the Engineer. Councilmember Knox made a motion to approve an increase to Amendment No. 82 with CobbFendley in the amount of \$92,172.50 for Construction Phase Services. Councilmember Cowell seconded the motion, and the motion was carried unanimously.

F. REPORTS

6. City Administrator Report – **No Report.**
7. Mayor and Council Reports and Comments – **No Report.**

- 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 June 23, 2026.
2. Approval of the Minutes of the Budget Workshop on June 23, 2026.
3. Approval of the Cash Disbursement Journal for June 2026.
4. Approval of the 2nd Quarterly Investment Report for 2026.

Councilmember Cowell made a motion to approve the consent agenda. Councilmember Carlton seconded the motion, and the motion was carried unanimously.

H. REGULAR AGENDA

4. Discussion and possible action to approve an extension for New Residence Permit 202400345 at 1121 River Bend Drive.

Councilmember Carlton made a motion to approve the extension for New Residence Permit 202400345 at 1121 River Bend Drive. Councilmember Knox seconded the motion, and the motion was carried unanimously.

5. Discussion and possible action to approve an Outfall project to Silvey Construction for 42 Willowend in an amount not to exceed \$22,000.00.

Councilmember Carlton made a motion to approve the Outfall project to Silvey Construction for 42 Willowend in an amount not to exceed \$22,000.00, contingent upon receipt of the proper documentation from the contractor. Councilmember Knox seconded the motion, and the motion was carried unanimously.

6. Discussion and possible action to approve the proposal from CityLynx, Inc. in the amount of \$11,163.00 to replace the damaged school flasher.

City Council asked if the City's insurance would cover this damage. City Administrator Fullen stated the damage would not be covered by the City's insurance policy, but the City filed a claim with the driver's insurance company that caused the damage.

Councilmember Cowell made a motion to approve the proposal from CityLynx, Inc. in the amount of \$11,163.00 to replace the damaged school flasher. Councilmember Carlton seconded the motion, and the motion was carried unanimously.

7. Discussion and possible action to approve an Interlocal Cooperation Contract with Texas Department of Public Safety (DPS) for the new Texas Conviction Reporting user interface for conviction submissions.

Councilmember Carlton made a motion to approve the Interlocal Cooperation Contract with Texas Department of Public Safety (DPS) for the new Texas Conviction Reporting user interface for conviction submissions. Councilmember Knox seconded the motion, and the motion was carried unanimously.

8. Discussion and possible action to call a public hearing, to be held on August 25, 2026, on the City's proposed 2027 fiscal year budget.

Councilmember Carlton made a motion to call a public hearing, to be held on August 25, 2026, on the City's proposed 2027 fiscal year budget. Councilmember Knox seconded the motion, and the motion was carried unanimously.

9. Discussion and possible action to call a public hearing, to be held on September 22, 2026, on the City's proposed 2026 Tax Rate.

Councilmember Cowell made a motion to call a public hearing, to be held on September 22, 2026, on the City's proposed 2026 Tax Rate. Councilmember Knox seconded the motion, and the motion was carried unanimously.

10. Discussion and possible action to accept the one-time 4% equitable adjustment to the contract rate with GFL Environmental.

Council discussed the need for documentation to support such increase and asked the City Administrator to obtain such from the company. No action.

- I. 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.

At 7:09 p.m., the Mayor Pro Tem announced that the City Council was recessing into closed executive session under Chapter 551 of the Texas Open Meetings Act to deliberate on the following items.

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.

- 3 Magnolia Bend wall

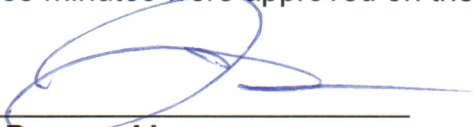
J. RECONVENE into Open Session and consider action, if any, on items discussed in Executive Session.

Council reconvened into Open Session at 7:22 p.m. No action was taken after the Executive Session.

K. ADJOURNMENT

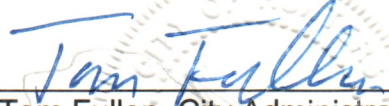
At 7:22 p.m., Councilmember Carlton made a motion to adjourn. Councilmember Knox seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 7:23 p.m.

These minutes were approved on the 25th day of August 2026.



Jim Pappas, Mayor

ATTEST:



Tom Fullen, City Administrator
Acting City Secretary

