

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE REGULAR
CITY COUNCIL MEETING
August 25, 2026**

The City Council of the City of Hunters Creek Village, Texas, held a regular meeting on Tuesday, August 25, 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:	Mayor:	Jim Pappas
	Councilmembers:	Stuart Marks Fidel Sapien Linda Knox Chip Cowell Jay Carlton
	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 Pappas called the meeting to order at 6:00 p.m.

- B. **Rob Adams 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.*

Jacob Klementich commented regarding the Harris County Commissioners Court and encouraged members of the City Council to attend its meetings.

- D. REPORTS

1. City Treasurer Monthly Report - **Tom Fullen, City Administrator, presented this report.**
2. Police Commissioner Monthly Report – **Ray Schultz, Police Chief, and Steve Reichel, Police Commissioner, presented this report on Flock systems, investigative use, and access controls.**

3. Fire Commissioner Monthly Report - **Brian Croft, Fire Chief, presented this report regarding response time and personnel.**
4. Building Official Monthly Report - **Henry Rivas, City Building Official, presented this report regarding number of permits and inspections.**
5. City Engineer Monthly Report – **Nick Mumme, City Engineer, presented this report regarding street projects.**

E. AGENDA ITEM

1. Discussion and possible action to approve revisions to Amendment No. 82 with CobbFendley for Construction Phase Services.

Councilmember Carlton made a motion to approve the revisions to Amendment No. 82 with CobbFendley for Construction Phase Services. Councilmember Knox seconded the motion, and the motion was carried unanimously.

F. REPORTS

6. City Administrator Report – **Tom Fullen, City Administrator, reported on items to be added to the City's insurance coverage, including mast arms and guardrails.**
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 July 28, 2026.
2. Approval of the Cash Disbursement Journal for July 2026.
3. Approval and adoption of the 2026 Certified Appraisal Roll.

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

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]

Councilmember Cowell made a motion to approve a proposed Tax Rate of \$0.205164. Councilmember Marks seconded the motion. Approved with the following record vote:

**Councilmember Stuart Marks
Councilmember Fidel Sapien
Councilmember Linda Knox
Councilmember Chip Cowell
Councilmember Jay Carlton**

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AYE**

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.

**Public Hearing Opened: 6:38 p.m.
No Comments.
Public Hearing Closed: 6:38 p.m.**

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.

Councilmember Cowell made a motion 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. Councilmember Marks seconded the motion, and the motion was carried unanimously.

- 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.

Executive Session was tabled.

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

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

- M. ADJOURNMENT

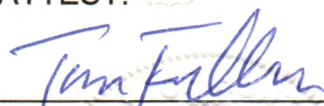
At 6:39 p.m., Councilmember Knox made a motion to adjourn. Councilmember Cowell seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 6:40 p.m.

These minutes were approved on the 22nd day of September 2026.



Jim Pappas, Mayor

ATTEST:



Tom Fullen, City Administrator
Acting City Secretary

