

**CITY OF PINEY POINT VILLAGE
CITY COUNCIL**

Aliza Dutt, Mayor
Michael Herminghaus, Council Position 1
Henry Kollenberg, Council Position 2
Joel Bender, Council Position 3
Margaret Rohde, Council Position 4
Jonathan C. Curth, Council Position 5



**CITY HALL
7660 WOODWAY DRIVE SUITE 460
HOUSTON, TEXAS 77063**

Robert Pennington, City Administrator
David Olson, City Attorney

Phone (713) 782-0271
www.cityofpineypoint.com

**THE CITY OF PINEY POINT VILLAGE
REGULAR COUNCIL MEETING
MONDAY, NOVEMBER 17, 2025
6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A REGULAR COUNCIL MEETING ON MONDAY, NOVEMBER 17, 2025, AT 6:00 P.M., 7660 WOODWAY DRIVE SUITE 460, HOUSTON, TX 77063, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

I. DECLARATION OF QUORUM AND CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS WISHING TO ADDRESS COUNCIL - *Individuals with matters pertaining to the city are encouraged to address the City Council. In accordance with the Texas Open Meetings Act, should a member of the public comment or inquire about a subject not explicitly listed on the agenda, a Council member or staff member is permitted to respond only by providing specific factual information or citing established policy. The City Council is prohibited from discussing or voting on any matter not included in the agenda.*

IV. NEW BUSINESS

1. Consideration and possible action on approval of the Council Meeting Minutes held on October 27, 2025.
2. Consideration and possible action regarding the Memorial Villages Police Department.
 - a) Update on activities.
3. Consideration and possible action regarding the Village Fire Department.
 - a) Update on activities.
4. Consideration and Possible Action on City Engineering Matters.
 - a) Windermere Outfall Repair Project after Discussion with Residents at 14 and 15 Windermere Lane concerning temporary construction easements to access the 24-inch outfall.
 - b) South Piney Point Road Improvements Proposal.
 - c) Approve proposal for locating and staking property corners at 2 Chuckanut and 216 Kensington Court to properly set the proposed fence line.
 - d) Presentation and discussion of the City Engineer's Report.

5. Consideration and Possible Action to adopt an Ordinance approving the updated Permit Fee Schedule, effective January 1, 2026.
6. Consideration and Possible Action concerning Raintree Circle Improvements.
7. Consideration and possible action regarding the Mayor's Monthly Report.
8. Consideration and possible action regarding the City Administrator's Monthly Report, including but not limited to:
 - a) Financial Related Items:
 - i. Financial Report – October 2025.
 - ii. Property Tax Report.
 - iii. Disbursements (greater than \$10,000).
 - iv. Temporary Certificates of Occupancy (TCO) Reimbursements.
 - b) Right of Way Request – Little Library in the 400 Block of Blalock Road
9. **Executive Session:** The City Council will now hold a closed executive session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in the following sections:
 - a) Section 551.071 — Legal Consultation: To obtain confidential legal counsel from the City Attorney concerning matters that fall within the attorney-client privilege.
 - b) Section 551.072 — Real Property: To deliberate the potential acquisition of real property for public use, if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.
10. **Reconvene into Regular Session:** Consideration and possible action on items discussed in the Executive Session.
11. Discuss and consider possible action on future agenda items, meeting dates, and similar matters.
 - a) Beautification Meeting – December 8 / TBD.
 - b) Engineering Meeting – December 10 / TBD.
 - c) Regular Council Meeting – December 15.

V. ADJOURNMENT

CERTIFICATION

I confirm that a copy of the agenda for the Piney Point Village City Council meeting on November 17, 2025, was posted in a publicly accessible location on November 11, 2025, in accordance with Chapter 551 of the Texas Government Code.



Robert Pennington
City Administrator / City Secretary



In compliance with the Americans with Disabilities Act, the City of Piney Point Village will provide reasonable accommodations for persons attending City Council meetings. This facility is wheelchair-accessible, and accessible parking spaces are available. To better serve you, your requests should be received 48 hours before the meeting.

Please contact the city administration at 713-230-8703. The City Council reserves the right to adjourn into a Closed Executive Session at any time under the Texas Government Code, Section 551.071 to consult with an attorney.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: November 17, 2025

SUBJECT: Consideration and possible action on approval of the Council Meeting Minutes held October 27, 2025.

Agenda Item: 1

Informational Summary

The minutes from the Regular City Council Meeting held on **October 27, 2025**, are presented for review and approval. Approving meeting minutes at the next regular session ensures timely confirmation of the City's official record and supports transparency, accountability, and compliance with statutory requirements under the Texas Local Government Code.

Key Actions taken from the October 27, 2025, meeting include:

1. **Approved** minutes of the September 25, 2025, Regular Council Meeting.
2. **Approved** Chapelwood Court Drainage Change Order – Fire Hydrant Service Relocation (Experts Underground Solutions) for \$8,556.
3. **Approved** authorization to dispose of surplus City property in accordance with State law.
4. **Approved** the Arbor Day Proclamation as presented by the Mayor.
5. **Approved** the Q3 2025 Investment Report and disbursements exceeding \$10,000, including On Par Civil Services Pay Estimate No. 3 (\$181,652.35), and ratified the GFL CPI rate adjustment for solid waste services.

Recommendation

Staff recommends approval of the minutes from the **October 27, 2025**, Regular City Council Meeting as presented.

MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY, OCTOBER 27, 2025, AT 6:00 P.M. AT 7660 WOODWAY DRIVE, SUITE 460, HOUSTON, TEXAS 77063.

Councilmembers Present: Aliza Dutt, Mayor; Michael Herminghaus, Council Position 1; Henry Kollenberg, Council Position 2; Joel Bender, Council Position 3; Margaret Rohde, Council Position 4; Jonathan C. Curth, Council Position 5.

City Representatives Present: Bobby Pennington, City Administrator; Jim Huguenard, Police Commissioner; Ray Schultz, Police Chief; Blair Cerny, Police Detective; Dan Ramey, Fire Commissioner; Brian Croft, Fire Chief; Annette Arriaga, Development Service Director; Gracie Moylan and John Peterson, City Engineering.

Call To Order

At 6:00 p.m., Mayor Aliza Dutt declared a quorum and called the meeting to order.

Pledge of Allegiance

The Council led the Pledge of Allegiance to the United States flag.

Citizens Wishing to Address Council

- Harris County Public Librarian Jennifer Finch provided an update on the Memorial Spring Branch Library activity.
- No other public comments were received.

NEW BUSINESS

1. **Consideration and possible action on approval of the Council Meeting Minutes held on September 25, 2025.**
 - **Action:** Councilmember Herminghaus moved to approve the September 25, 2025, minutes. Councilmember Bender seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.
NAYS: None.
2. **Consideration and possible action regarding the Memorial Villages Police Department.**
 - Chief Schultz presented the September 2025 activity report. Chief clarified data regarding response time. No further action was taken.
3. **Consideration and possible action regarding the Village Fire Department.**
 - Chief Croft and Dan Ramey presented the activity report for September 2025. No further action was taken.
4. **Consideration and possible action on City Engineering, including: (a) Discussion and approval of landscape architect services for the development of landscape design standards. (b) Discussion of proposed structural and safety improvements for South Piney Point Road. (c) Landscape improvement plans for South Piney Point Road – Phase 1. (d) Chapelwood Court Drainage Change Order – Fire Hydrant Service Relocation. (e) Chuckanut Change Order – Fencing. (f) Presentation and discussion of the City Engineer’s Report.**
 - **Action:** Councilmember Bender moved to approve the Chapelwood Court Drainage Change Order – Fire Hydrant Service Relocation from Experts Underground for \$8,556. Councilmember Herminghaus seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.

NAYS: None.

- HDR Engineering reviewed the change order for the Chuckanut Paving and Drainage Improvements Project regarding fence modifications at 2 Chuckanut and 239 Piney Point Road. They determined that no modifications are necessary, so no change order will be issued. No action was taken on this item.
- Gracie Moylan provided the Engineering report highlights: The Windermere Outfall design and tree protection plans (bird nesting survey) are progressing; Harris County is finalizing the Memorial Drive signal contract; Soldiers Creek remains on hold pending County review; Bothwell/Holidan cleaning is complete with HDR review underway; Chapelwood construction begins mid-October; Chuckanut drainage and paving are wrapping up; Memorial Drive asphalt bids opened with award expected in December; and Kinkaid intersection coordination continues.
- The Council discussed drafting a proposal for improvements to South Piney Point Road, focusing on landscape enhancements. This included the development of a landscape design manual, a conceptual plan, and a planting plan, with Keiji Askaura serving as the landscape architect.

5. Consideration and Possible Action to adopt an Ordinance approving the updated Permit Fee Schedule, effective January 1, 2026.

- The staff is currently working on a fee schedule and a proposed ordinance with the goal of finalizing the updated City Fee Schedule, which is set to take effect on January 1, 2026.
- The Council requested clarification regarding expedited fees. Additionally, the Council emphasized the need to make the fees and the detailed process available on our website to better inform the public, especially developers.
- Council suggested that staff examine the practices of other cities, such as Bellaire and Austin, as a reference for the fee procedures.
- Curth suggested that we adjust the fees gradually, avoiding a dramatic shift after an eight-year wait, and simplify the process.
- Bender proposed that we reevaluate the fee structure to align with the demands of significant complex developments and the longer review times they entail, using the Kinkaid Special Use Permit as a relevant example.
- The item will be included in the next agenda for further review, incorporating the adjustments discussed.

6. Consideration and Possible Action to authorize the disposal of surplus city property in accordance with State Law.

- **Action:** Councilmember Kollenberg moved to approve the disposal of surplus city property in accordance with State Law. Councilmember Bender seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.
NAYS: None.

7. Consideration and possible action regarding the Mayor's Monthly Report.

- The mayor presented the Arbor Day Proclamation.
- **Action:** Councilmember Bender moved to approve the Arbor Day Proclamation. Councilmember Kollenberg seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.

NAYS: None.

- The mayor updated the council on the recent windstorm and highlighted the swift response undertaken by the city.
- The Mayor and the City Council acknowledged Johnathan of Troop #641 for his attendance.

8. Consideration and possible action regarding the City Administrator's Monthly Report, including (a) Financial Related Items (Financial Report for September 2025, Property Tax Report, Investment 3Q 2025, Disbursements greater than \$10,000), (b) GFL CPI Rate Modification, and (c) Pool Decking/Pool Elevations – Status.

- The City Administrator presented financial and investment reports, including the disbursements over \$10,000, as well as the ratification of the GFL CPI modification.
- The Planning and Zoning Commission (P&Z) is reviewing pool elevation standards as directed by the City Council to align with development regulations. Additionally, staff is examining the definitions of pool decking and coping for compliance. This review aims to provide clear interpretation and consistent guidance for future permitting.
- **Action:** Councilmember Herminghaus moved to approve the Investment Report for the third quarter of 2025, to authorize disbursements exceeding \$10,000, On Par Civil Services, LLC - Pay Estimate No. 3 - \$181,652.35, and to endorse the proposed rate adjustment and implementation for residential solid waste services as requested by Waste Corporation of Texas, L.P. Bender seconded the motion, and it carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.

NAYS: None.

9. Executive Session: A) Section 551.071 — Legal Consultation: To obtain confidential legal counsel from the City Attorney concerning matters that fall within the attorney-client privilege. B) Section 551.072 — Real Property: To deliberate the potential acquisition of real property for public use, if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.

- The council convened for a closed executive session at 7:22 PM to engage in legal consultation and matters related to real property.

10. Reconvene into Regular Session and consider action on items discussed in Executive Session.

- The council reconvened from the closed executive session at 7:57 p.m.
- No action was taken from the executive session.

11. Discuss and consider possible action on future agenda items, meeting dates, and similar matters.

- The Beautification Meeting is scheduled for November 10, the Engineering Meeting will take place on November 12, and the Regular Council Meeting is set for November 17.

ADJOURNMENT

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Rohde.
- Mayor Dutt adjourned the meeting at 7:58 p.m.

PASSED AND APPROVED on the **17th** day of **November** 2025.

Aliza Dutt
Mayor

Robert Pennington
City Administrator / Authorized City Secretary

TO: City Council

VIA: R. Schultz, Police Chief

MEETING DATE: November 17, 2025

SUBJECT: Discuss and take possible action regarding the Memorial Villages Police Department.

Agenda Item: 2

This agenda item is for the City Council to receive the **October 2025 monthly report** from the Memorial Villages Police Department (MVPD) and hear updates on public safety activities impacting Piney Point Village and the Villages as a whole. The attached binder report provides a detailed account of departmental operations, including call volumes, traffic enforcement, arrests, and ongoing investigative work.

Activity Review – October 2025

- **Piney Point Village Activity:**
 - Calls/Incidents: 1,397 (YTD 17,331)
 - House Watch Checks: 769 (YTD 11,680)
 - Traffic Accidents: 5 accidents
 - Traffic Enforcement: 264 citations + 260 warnings = 524 total
 - Police Reports: 21 reports filed
 - Response Time: Average 3:40 minutes on priority calls
- **Criminal Activity:**
 - Crimes Against Persons: 1 case (Aggravated Robbery related to shoplifting)
 - Crimes Against Property: 9 cases (5 ID theft/fraud, 2 burglary of vehicle, 2 burglary of building)
 - Quality of Life / Petty Crimes: 93 incidents (14 accidents, 11 warrants, 27 towed vehicles, miscellaneous others)
 - Arrests: 18 total (11 warrants, 3 Class C, 3 DWIs, 1 felony)
- **Budget Snapshot (YTD):**
 - Personnel: \$5,181,200 of \$6,744,765 (76.8%)
 - Operating: \$957,592 of \$1,292,201 (74.1%)
 - M&O Total: \$6,138,792 of \$8,036,966 (76.4%)
 - Capital Expenses: \$185,561 of \$170,000 (109.2%)
 - Total Net Expenditures: \$6,324,353 (77.0% of budget)
- **Department Highlights and Updates:**
 - Large Juvenile Gatherings: Officers responded to multiple large-scale youth parties driven by social media; most were non-alcoholic but required extensive crowd management.
 - Firearms and Narcotics: Increase observed in drivers possessing handguns while under the influence of or in possession of marijuana or narcotics.
 - Mail Theft Investigations: Collaboration ongoing with the U.S. Postal Inspector General to address increasing internal theft incidents.
 - Major Fraud Cases: Two active investigations involving combined losses approaching \$3 million.
 - Robbery Arrest: October 15 incident involving a transient suspect at a retail location—case classified as robbery due to threat of harm.
 - Personnel: One false unemployment claim filed under Sergeant Owens; no operational impact.

- Technology/Finance: New accounting software contract under legal review following Finance Committee vetting.
- **Community Engagement and Events:**
 - National Night Out: MVPD personnel attended every registered neighborhood event on October 8.
 - Haunted House: Annual event on October 25 drew approximately 2,000 attendees.
 - DARE Program: Reintroduced at St. Francis Episcopal School; discussions continuing with Kinkaid School.
 - V-LINC Updates: +20 new Piney Point registrations (total 1,276 active); +7 Bunker Hill; +6 Hunters Creek.
- **Technology and Equipment Updates**
 - ALPR System Expansion: 4.63 million total plate reads and 2.1 million unique reads during October, generating 137 alerts and multiple investigative leads.
 - Recovered Vehicles: 7 vehicles recovered; cumulative 2025 value ≈ \$333,000 in stolen property returned to owners.
 - ALPR coverage now includes: Memorial @ Tealwood (new site), South and North Piney Point locations, Voss corridor, and private HOA systems.

Recommendation:

Based on the reporting provided, no action is necessary.



Memorial Villages Police Department
11981 Memorial Drive
Houston, Texas 77024
Tel. (713) 365-3701

Raymond Schultz
Chief of Police

November 10, 2025

TO: MVPD Police Commissioners

FROM: R. Schultz, Chief of Police

REF: October 2025 Monthly Report

During the month of October, MVPD responded/handled a total of 6,465 calls/incidents. 3,337 House watch checks were conducted. 1165 traffic stops were initiated with 1,026 citations being issued for 1,846 violations. (Note: 40 Assists in Hedwig, 268 in Houston, 2 in Spring Valley and 0 in Hillshire)

Calls/Events by Village were:

Village	Calls/YTD	House Watches/YTD	Accidents	Citations	Response Time
Bunker Hill:	2535/23171	1329/15197	1	378/250/628	6@3:08
Piney Point:	1397/17331	769/11680	5	264/260/524	4@3:40
Hunters Creek:	2151/24575	1239/17512	8	384/310/694	8@3:19
				Cites/Warn/Total	18@3:13

Type and frequency of calls for service/citations include:

Call Type	#	Call Type	#	Citations	#
False Alarms:	102	E-Bike Violations	9	Speeding:	373
Animal Calls:	25	Ord. Violation	22	Exp. Registration	470
ALPR Hits:	30	Information	10	Ins	217
Assist Fire:	43	Suspicious Situation	99	No License	139
Assist EMS:	54	Loud Party	12	Stop Sign	43
Construction Checks	522	Welfare Checks	7	Fake Plate	28

This month the department generated a total of 103 police reports.

BH-35, PP-21, HC-42, HOU-4, HED-1, SV-0

Crimes Against of Persons (1)

Robbery (Agg Shoplifting) 1

Crimes Against Property (9)

Burglary of a Vehicle 2

ID Theft/Fraud 5

Burglary of Building 2

Petty/Quality of Life Crimes/Events (93)

ALPR Hits (valid)	7	DWI	3
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Accidents	14	Weapons Charges	3
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Warrants	11	Fake Plates	5
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Towed vehicles	27	Misc	24
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Arrest Summary: Individuals Arrested (18)

Warrants	11	DWI	3
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Class 3 Arrests	3	Felony	1
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Budget YTD:	Expense	Budget	%
• Personnel Expense:	5,181,200	6,744,765	76.8%
• Operating Expense:	957,592	1,292,201	74.1%
• Total M&O Expenditures:	6,138,792	8,036,966	76.4%
• Capital Expenses:	185,561	170,000	109.2%
• Net Expenses:	6,324,353	8,206,966	77.0%

Follow-up on Previous Month Items/Requests from Commission

The contract for new Accounting Software was reviewed by the Finance Committee and forwarded to legal counsel for review.

Personnel Changes/Issues/Updates

Staff was made aware of a false unemployment claim filed with the TWC for Sergeant Owens. It is unknown how his personal information was compromised.

Major/Significant Events/Updates

This past month we have been finding ourselves needing to respond to and address multiple large juvenile parties. Most of the parties do not have alcohol but the impact of social media can quickly attract hundreds of kids to a neighborhood party.

This past month officers have seen an increase in the number of firearms being seized from individuals who are operating vehicles while smoking marijuana or in possession of narcotics while armed with a handgun. The DA's office will accept charges only if the drugs are anything other than marijuana.

The number of mail thefts occurring from postal facilities (inside job) has been steadily increasing over the past several months. Detectives are working with Postal IG officials on the increasing number of incidents.

Detectives are working on 2 very large fraud cases with losses of almost \$3 million dollars.

On 10/15/25 officers responded to a shoplifting case where the suspect threatened the store clerk. Due to the threat, the case met the threshold of being a robbery. The suspect was taken into custody and was found to be a transient/mental health consumer.

Community Projects

MVPD attended multiple events on October 8, 2025, for National Night Activities. MVPD officers and detectives were able to attend every registered event.

On October 25, 2025, MVPD, the MVPF and the Memorial High School National Honor Society joined forces and sponsored the Annual MVPD Haunted House. We estimate that over 2000 people attended the event.

DARE has been reintroduced to St. Francis and instruction has begun. Negotiations are continuing with school administration from Kinkaid School.

V-LINC new registrations in October +x

BH – 1783(+7)
PP – 1276 (+20)

HC – 1792 (+6)
Out of Area – 652 (+0)

2025 Officer Committed Time to Service Report

Employee Name		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Reports	Cites
ALSALMANI, ALI		21:43:09	35:27:56	25:06:58	23:23:08	42:22:02	29:53:31	32:09:53	34:20:32	40:11:06	32:53:55			8	67
BAKER, BRIAN C	*	0:00:00	0:00:00	0:00:00	0:06:14	0:02:57	0:23:02	0:24:56	0:43:30	0:00:00	0:00:00				
BALDWIN, BRIAN	*	13:28:18	8:14:01	2:57:41	1:55:45	13:44:30	2:44:34	15:32:04	15:12:54	12:48:07	3:44:34				
BIEHUNKO, JOHN		15:40:14	20:12:21	19:06:35	19:51:57	19:44:41	18:46:34	29:08:25	16:36:59	23:22:00	16:46:52			1	41
BOGGUS, LARRY	*	1:35:53	6:18:55	0:48:52	1:23:13	6:30:40	0:34:48	0:00:00	0:20:18	0:36:36	0:44:26				
BURLESON, Jason		14:32:02	19:35:41	21:07:05	14:17:04	17:42:55	18:31:22	24:53:25	20:18:57	10:27:36	23:57:23			5	29
BYRD, Rachied		24:40:42	15:36:41	20:04:53	23:40:39	21:03:18	35:33:24	37:37:56	25:58:10	12:46:34	31:42:37			2	73
CANALES, RALPH EDWARD		22:07:13	10:22:31	20:43:33	14:59:47	23:02:31	20:26:59	25:18:51	15:34:43	26:04:32	21:52:26			6	20
CERNY, BLAIR C.	*	14:55:06	15:00:00	1:21:43	3:11:06	3:16:01	0:10:55	4:52:17	4:47:57	4:28:54	6:42:12				
DARREHSHOORI, JD											35:33:13			16	126
DEADY, David								33:10:36	55:26:01	43:52:57	37:59:41			9	83
GONZALEZ, Jose		24:24:08	28:28:50	29:28:35	18:58:29	14:37:04	28:33:59	16:54:01	20:25:41	29:41:53	23:41:05			2	59
HARWOOD, NICHOLAS		16:57:08	10:48:24	22:33:30	14:42:32	16:35:17	34:45:16	39:27:05	25:11:58	40:02:51	24:32:44			10	93
JARVIS, RICHARD		21:10:56	21:08:48	15:51:34	29:12:50	20:02:53	23:27:49	17:54:53	24:18:09	34:08:29	29:49:26			4	60
JOHNSON, JOHN		23:42:56	19:58:30	27:57:20	19:07:51	20:55:03	34:11:54	28:11:20	29:14:15	34:21:02	27:08:46			5	53
JONES, ERIC	*	0:06:21	0:00:00	0:00:00	0:00:00	0:00:00	0:24:26	0:00:00	0:01:25	0:00:18	0:00:00				
KING, JEREMY		5:57:30	13:03:05	18:08:53	14:53:14	16:02:45	25:22:39	30:54:03	9:07:45	5:40:12	1:46:39				
KUKOWSKI, Andy		27:54:59	30:25:51	29:13:07	19:52:30	12:32:10	27:59:32	16:38:03	26:12:35	26:06:58	26:11:32			7	84
MCELVANY, ROBERT		12:22:39	9:57:54	12:10:12	11:00:01	8:14:49	12:25:07	6:37:20	12:36:28	20:00:07	13:53:44				25
MILLARD, Shaneca		20:53:11	32:48:34	25:29:07	15:28:00	8:34:05	34:38:51	31:52:01	12:54:47	28:14:01	20:39:56			1	37
ORTEGA, Yesenia		22:55:16	17:40:40	21:12:41	14:05:43	18:04:24	27:22:29	26:22:41	17:23:17	6:38:15	13:45:03				25
OWENS, LANE	*	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:33:22	0:00:00	0:00:00				
PALMINO, Michelle				10:38:00	24:25:22	24:24:15	36:26:16	43:40:16	15:30:45	22:42:44	28:51:12			5	61
PAVLOCK, JAMES ADAM		7:43:45	7:56:16	12:53:27	23:05:58	2:06:59	16:00:21	19:41:57	17:19:50	52:04:32	16:01:46			2	45
RODRIGUEZ, CHRISTOPHER	*	10:19:28	14:35:05	3:16:51	2:01:05	2:13:44	1:44:02	0:02:50	3:19:50	6:16:04	9:24:03				
RODRIGUEZ, JOSE		27:31:06	11:49:13	24:54:38	22:35:05	20:59:26	32:09:20	27:04:24	37:13:51	19:02:26	28:21:13			6	66
RODRIGUEZ, REGGIE		14:07:24	21:31:06	2:58:20	15:25:29	12:51:06	37:04:02	37:29:27	16:41:13	17:07:48	23:01:36			6	30
SCHULTZ, RAYMOND	*	0:00:00	3:10:17	0:00:00	0:11:38	0:00:00	0:00:00	0:00:00	0:20:39	3:54:15	0:27:07				
SILLIMAN, ERIC		8:34:26	16:17:47	19:46:53	10:07:19	25:33:47	25:47:13	13:07:41	23:55:31	32:31:01	17:29:22			5	45
SPRINKLE, MICHAEL		12:49:34	10:54:59	16:40:21	13:21:10	13:13:25	7:50:26	37:52:39	16:20:28	42:19:50	18:14:56			2	23
TAYLOR, CRAIG		9:23:28	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00	0:00:00				
VALDEZ, JUAN		17:17:57	20:02:32	15:37:24	22:33:47	14:26:46	24:35:38	18:28:58	23:28:40	12:11:11	19:15:40			2	28
WHITE, TERRY		23:11:18	23:24:40	47:08:37	29:09:20	8:46:53	24:59:31	32:26:17	13:36:00	42:50:32	25:15:36			1	20
* = Admin													Total	105	1193

Dispatch Committed Time															
911 Phone Calls		200	206	408	272	350	276	212	263	377	317				
3700 Phone Calls		2279	2418	2451	2622	2300	2198	2005	1868	2073	2980				
DP General Phone Calls*		77:37:45	58:37:23	54:42:51	58:01:59	56:06:04	51:31:26	47:09:40	42:47:23	51:12:06	70:26:39				
Radio Transmissions		8293	9138	10095	11342	10315	10590	10113	11321	13348	15996				

* This is the minimal time as all internal calls route through the 3700 number.

MVPD – VFD Monthly Response Times Report

October 2025

911/Emergency Designated Calls - EMS and Fire

Total	13@3:29
Bunker Hill	3@3:10
Piney Point	3@3:43
Hunters Creek	7@3:36

EMS Only

Total	11@3:37
Bunker Hill	3@3:10
Piney Point	3@3:43
Hunters Creek	5@3:54

Fire Only

Total	2@2:06
Bunker Hill	0@0:00
Piney Point	0@0:00
Hunters Creek	2@2:06

Radio

Total	35@4:27
Bunker Hill	9@3:06
Piney Point	17@5:22
Hunters Creek	9@4:09

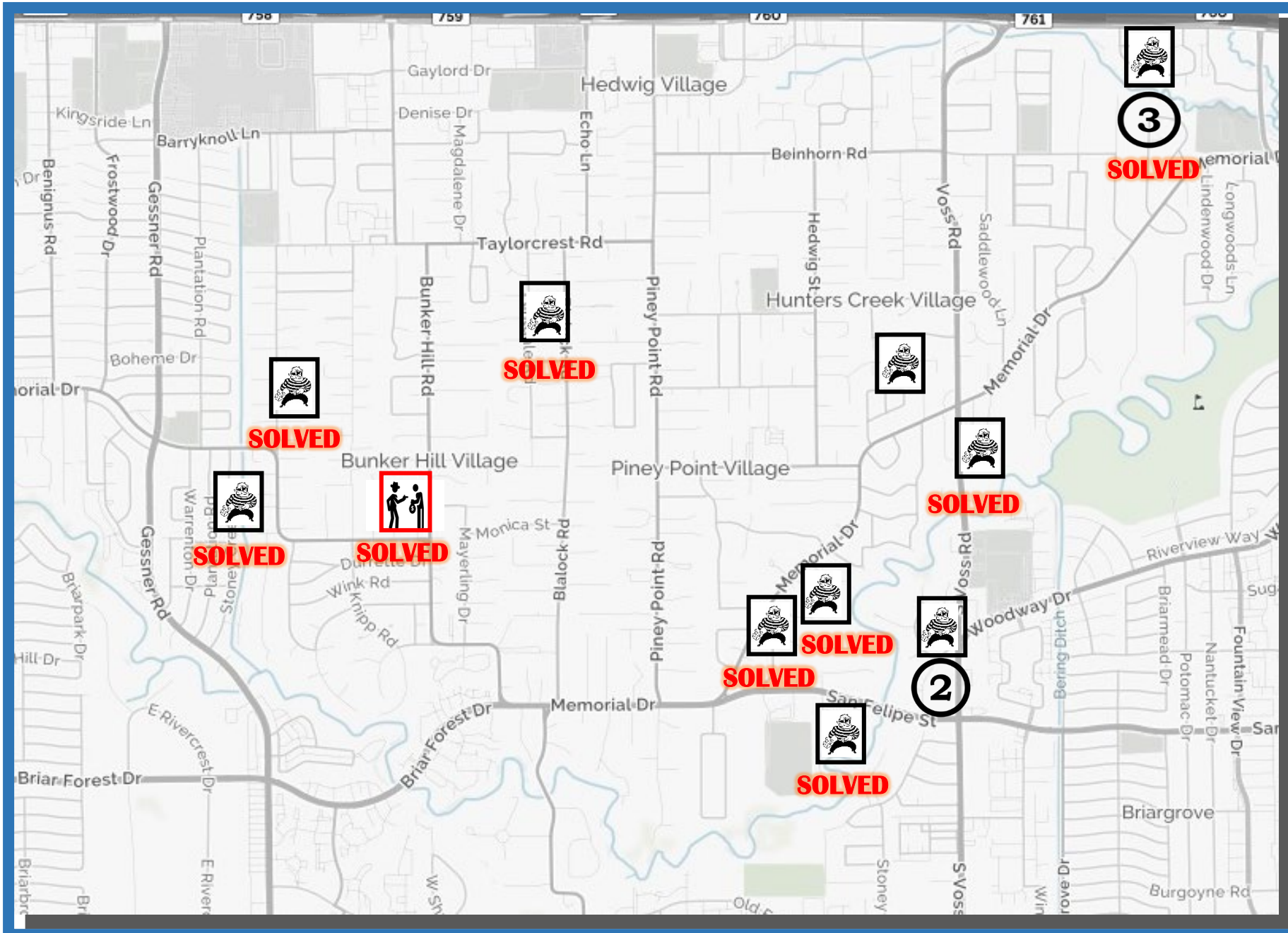
2025 Total Incidents

2025	Crimes Against Persons	Crimes Against Property	Quality of Life Incidents	Total	Arrests
January	1	12	41	54	7
February	2	7	56	65	16
March	0	10	77	87	31
April	0	7	57	64	26
May	1	6	63	70	23
June	1	10	72	83	20
July	2	9	88	99	27
August	2	14	109	125	32
September	3	9	82	94	27
October	1	9	93	103	18
November					
December					
Total	13	93	738	844	227

Incidents	House Checks		YTD BH INC	YTD BH HC	YTD PP INC	YTD PP HC	YTD HC INC	YTD HC HC
4656	3203		1256	883	1525	1122	1697	1198
4200	2510		1276	813	1058	627	1628	1068
6064	4055		1945	1442	1659	1093	2269	1539
5643	3338		1657	1031	1661	1094	1915	1209
5615	3745		1876	1177	1578	948	2397	1612
8367	6201		3048	2293	1914	1362	3146	2539
10,565	8162		3651	2809	2769	2194	3819	3139
8,705	5621		3048	1750	2155	1500	3160	2371
7,192	4239		2879	1670	1615	971	2393	1598
6,465	3337		2535	1329	1397	769	2151	1239
67472	44411		23171	15197	17331	11680	24575	17512

2024 Totals	13	117	731	863	196
Difference					
% Change					

74417	55558		24548	19569	19598	14461	27723	21515



2025 Burglary Map

Address	Alarm	POE
11014 Wickwood	N	Rear Window
11119 Meadowick	N	Rear Window
22 Farnham Park	Y	Crtyd Window
628 Voss Road	N	Rear Door
8525 Katy FWY	Y	Side Window
10906 Timberglen	Y	Rear Door
8525 Katy Fwy	Y	Side Window
8525 Katy Fwy	Y	Side Window
8 Patrick Ct.	N	Garage Door
210 Stoney Creek	N	Garage Door
11619 Chartwell	N	Garage Door
1103 RiverGlynn	N	Garage Door
7503 Riverview	N	Garage Door

2025 Robberies

Address	MO
300 Gentilly Pl	Jugging



Daytime Burglary



Nighttime Burglary

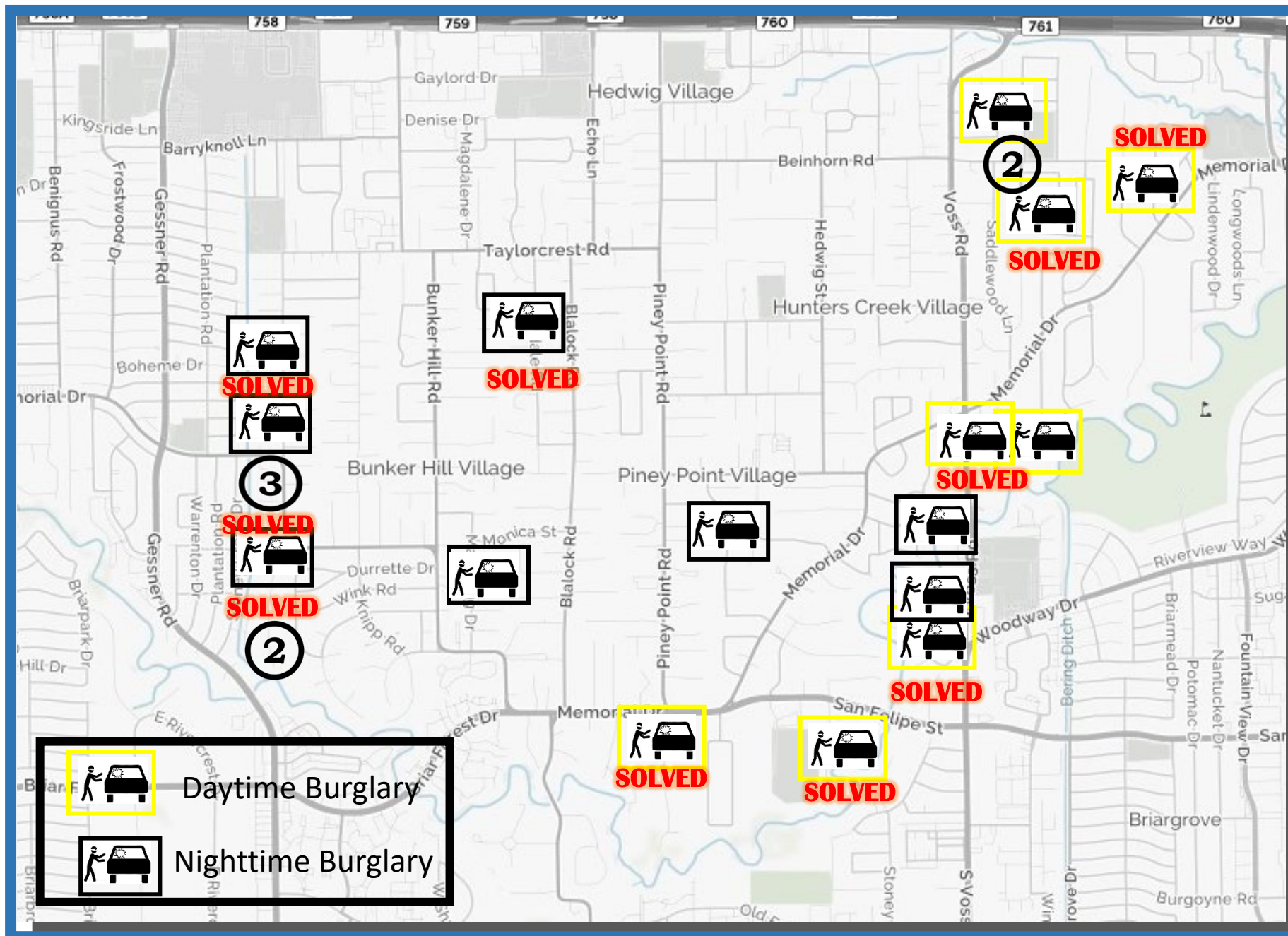


Robbery



10/31/25

2025 Auto Burglary Map

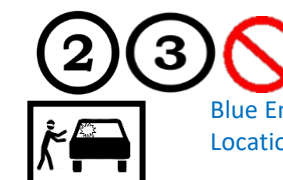


Address	POE
533 Dana Lane	UNL
347 Hunters Trail	UNL
110 Radney	UNL
1000 Riverbend	UNL
500 Strey (2)	UNL
724 E. Creekside	UNL
10726 Old Coach Ln	WIN
305 Maylerling	UNL
11723 Wood Ln	UNL
201 KinKaid School Rd	WIN
11215 Tyne Ct.	UNL
1112 Riverglyn	UNL
211 Stoney Creek	UNL
2 Patrick Ct	UNL
243 Stoney Creek	UNL
10709 Memorial Drive	WIN*
642 Flintdale	UNL
201 Fleetway	UNL
10733 Marsha	WIN

Contractor

Lock/Win Punch

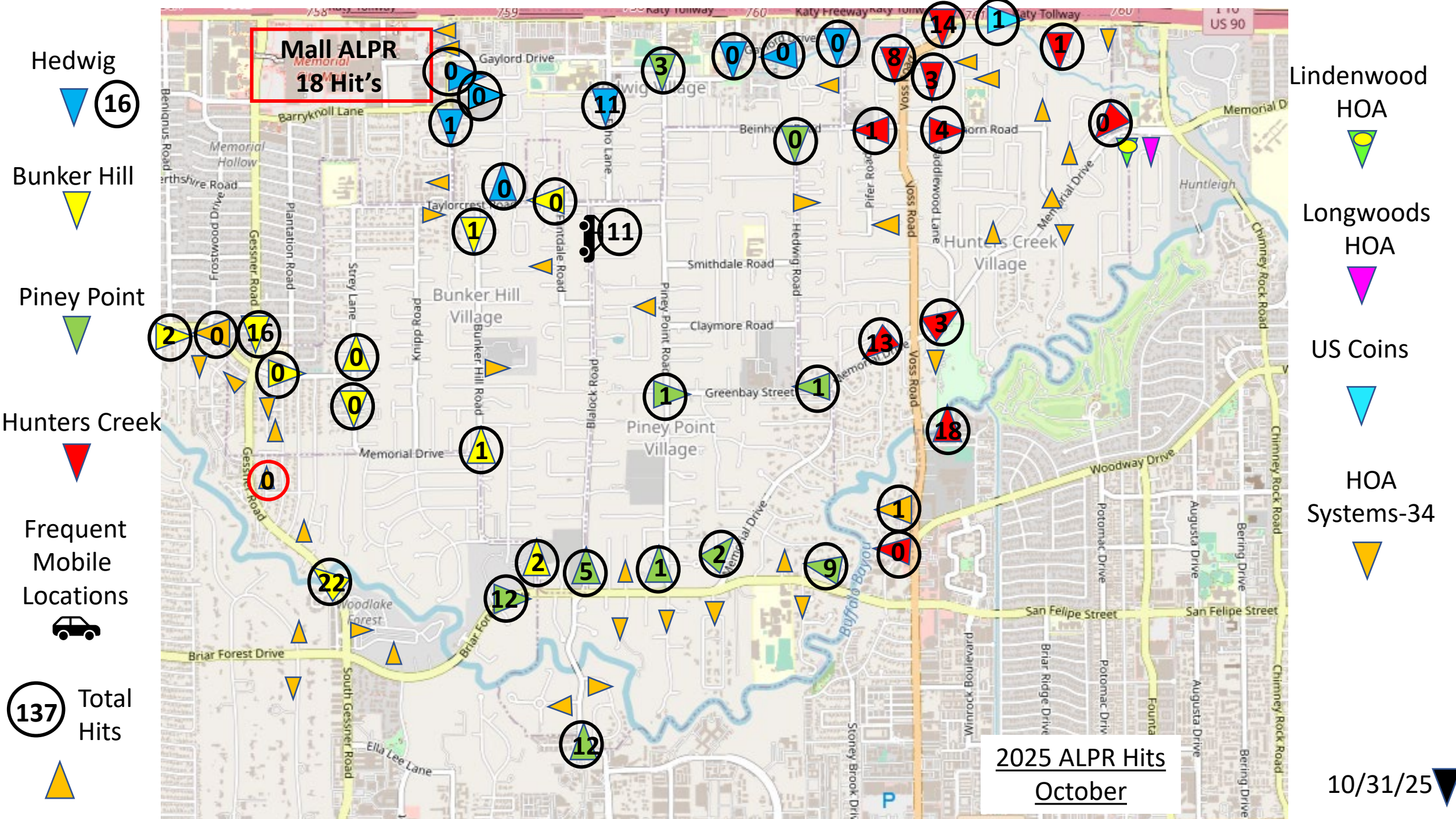
* Jugging

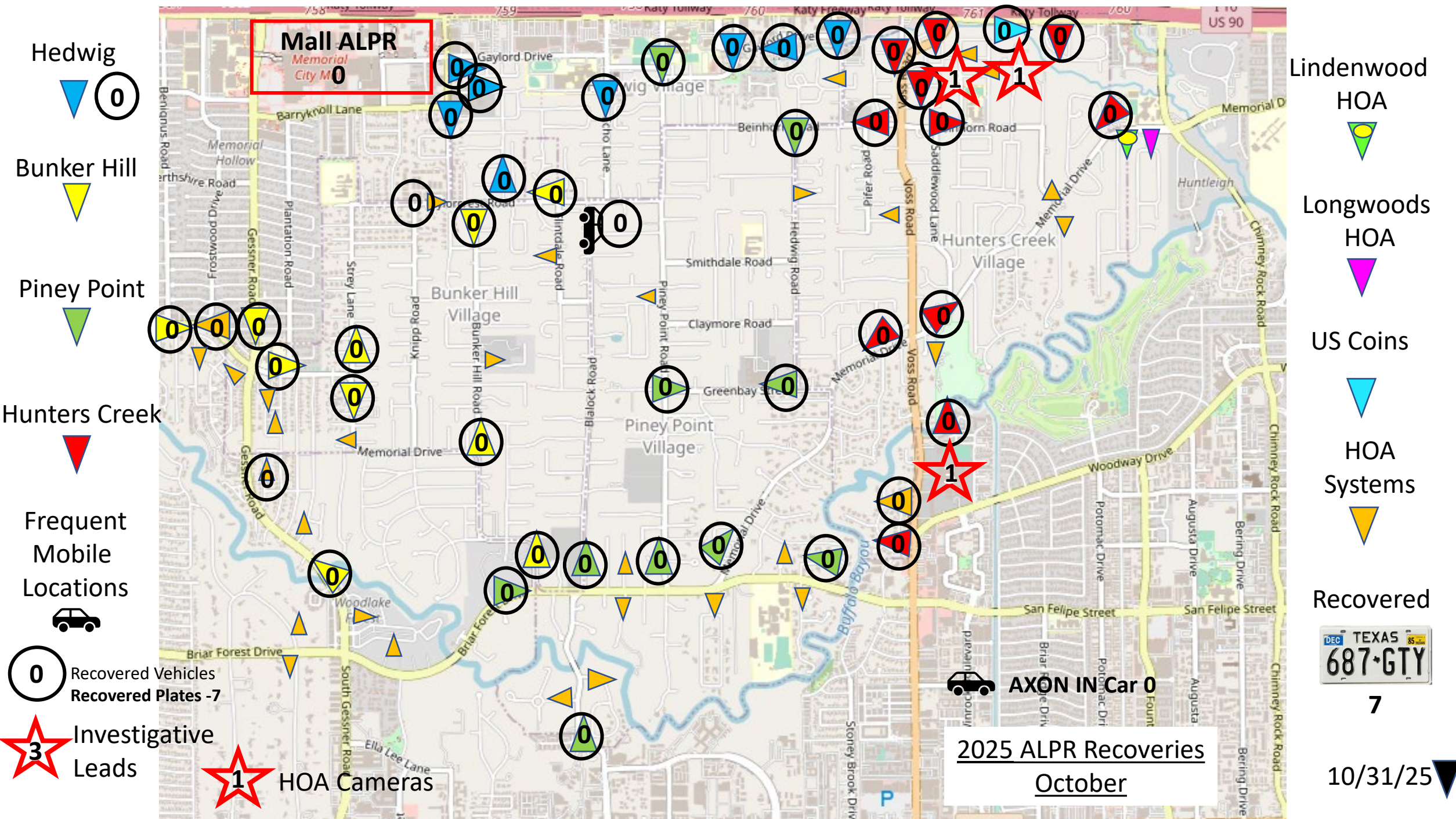


Blue Entry = Actual Location Unknown

SOLVED

10/31/25





ALPR Recoveries						
Num	Plate	Vehicle	Loc	Val	Links	Date
1	PXF1974	GMC1500	19	\$ 23,000.00		26-Jan
2	QFL8875	Toy Prius	19	\$ 18,000.00	Fraud	8-Feb
3	VMB3486	NissanVer	7	\$ 14,000.00	Civil	28-Feb
4	VRG3269	Dodge Van Axon		\$ 12,000.00	Civil	2-Apr
5	VNH7261	Kia	104	\$ 26,000.00	Rental FTR	9-Apr
6	TSR5165	Chev Mal	21	\$ 14,000.00	Fugitive	18-Apr
7	RGY0145	HynElan	13	\$ 12,000.00		18-Apr
8	VGM9424	Jeep	8	\$ 16,000.00	Fraud	19-Apr
9	7849F33	Dodge PU	25	\$ 15,000.00	Fraud	7-May
10	WVF7059	Chev Came	8	\$ 19,000.00	Stolen Plate	1-Jul
11	LDP1262	Hyn SF	13	\$ 17,000.00		7-Jul
12	DSR9786	Chev PU	8	\$ 19,000.00		12-Jul
13	TBS9667	Chev Imp	19	\$ 1,000.00	Repo	4-Aug
14	AE58287	U-Haul	1	\$ 24,000.00	Theft Suspects	8-Aug
15	TSW3906	ToyCam	1	\$ 11,000.00		9-Aug
16	TJX7730	Dodge PU	8	\$ 20,000.00	Theft Suspects	18-Aug
17	TRR6349	White Hon	9	\$ 15,000.00	Theft Suspects	17-Sep
18	VPB3989	Blk Porsche	13	\$ 31,000.00	Repeat Offender	5-Nov
19	TFY4124	Hynd	5	\$ 26,000.00	Rental FTR/Drugs	5-Nov
20						
21						
22						
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60						
61						
62						
63						
64						
65						
66						
67						
				\$ 333,000.00		

Plate Recoveries					
Plate Recove	Date	Links	Plate Recon	Date	Links
145DV23	1/8/2025	Owner	VXC2574	6/19/2025	Owner
VTZ8521	1/11/2025	Iss in error	TWT6476	7/14/2025	Owner
CWD6304	1/13/2025	Owner	TKT0457	7/16/2025	Owner
3C5978J	1/20/2025	Owner	TFT6680	7/18/2025	Arrest
1C3218L	1/21/2025	Cited	3C5978J	8/2/2025	Cited
3C5978J	1/30/2025	Cited	PTD4832	8/11/2025	Cited
1C3218L	2/5/2025	Cited	TPAPA1	8/11/2025	Owner
SGP0123	2/8/2025	Owner	TXB6348	8/14/2025	Owner
2C0804K	2/13/2025	Cited	VRP2702	9/4/2025	Owner
WDH2477	2/13/2025	Owner	CBY0255	9/6/2025	Owner
GD82168	2/19/2025	Owner	047753N	9/9/2025	Cited
S8B0616	2/20/2025	Cited	WMMV60789/22/2025		Owner
4C9606H	3/3/2025	Cited	9NDT821	9/30/2025	Cited
5056V12	3/18/2025	Cited	XBX0676	10/8/2025	Owner
VKD0271	3/30/2025	Owner	VNC3977	10/9/2025	Owner
NCL7284	4/17/2025	Owner	VTY6429	10/12/2025	Owner
TLC4667	4/18/2025	Owner	WMS7668	10/19/2025	Owner
7667A35	5/1/2025	Owner	TZL7613	10/20/2025	Owner
7712V35	5/9/2025	Owner	HDN0574	10/22/2025	Owner
VJY3400	5/13/2025	Owner	WFN2362	10/28/2025	Owner
TMN0703	6/8/2025	Owner	RXJ4135	11/2/2025	Cited
NBG5697	6/16/2025	Owner	4C632G	11/4/2025	Cited

Firearm in vehicle	Vehicle found to be Stolen
Temp Tag	Hotlist
	Protective Order

Located but Fled								
Date	Plate	Camera	Date	Plate	Camera	Date	Plate	Camera
26-Jan	PXF1974	19						
19-Apr	7667N34	Coins						

Runaways/Missing		Community Safety Hotlist	
1/15/2025	TKS4987	8	
3/12/2025	TKV9019	7	
6/11/2025	SGS3220	21	
7/17/2025		21	

11 of 19 involved in other crimes = 63%

HOT List Hits Other Agencies			
3/8/2025	SNS9702	JVPD	Burg Susp
7/8/2025		Baytown	Theft Susp
8/2/2025	TND9422	Katy PD	Theft Susp

ALPR Stops Located not Reported as Recovered			
Plate	ALPR	Agency	Date
MHP1171	27	HPD	5-Jan
VWZ9444	8	HPD	19-Jan
NTT3409	6	HCSO	30-Jan
RDB2644	13	HPD	8-Feb
TXC5571	25	Const	11-Apr
TLC4667	19	HPD	19-Apr
SFH2451	8	HPD	18-Jun
RHR2190	8	HPD	25-Aug
TWW2114	19	HPD	5-Oct
VTZ9857	Coins	HPD	11-Oct
WTZ5590	8	HPD	18-Oct
VGN5313	1	HPD	3-Nov

Program Summary			
2025 Value	\$ 333,000.00	Recovered	19
2024 Value	\$ 746,000.00	Recovered	30
2023 Value	\$ 646,500.00	Recovered	30
2022 Value	\$ 1,733,000.00	Recovered	74
2021 Value	\$ 1,683,601.00	Recovered	75
2020 Value	\$ 1,147,500.00	Recovered	61
2019 Value	\$ 438,000.00	Recovered	22
Program Total	\$ 6,394,601.00		311

INVESTIGATIVE LEADS/Solves							
Crime	Plate	Date	ALPR	Crime	Plate	Date	ALPR
Theft	VGN1242	1-Jan	30	Crim Trespass	19EWXK	3/26/2025	26
Burglary	TJM5836	7-Jan	AXON	Jugging	VXF2939	3/29/2025	7
Const Theft	F150	28-Jan	18	Fraud	VHZ4412	4/18/2025	Coins
Theft	VGN1242	3-Feb	16	Jugging	VXF2939	4/19/2025	17
Robbery	VPZ5433	24-Feb	Mall	Tresspass/BMV	19EWXK	4/23/2025	17
Burglary	SNS9702	22-Feb	26	BMV	WFW0578	5/7/2025	23
Protective Order	6992C88	26-Feb	6	BMV	AK10870	5/13/2025	3
FSGI	WBW0539	5-Mar	19	Assault	WJG0073	5/28/2025	8
BMV	3C6589	7-Mar		Bank Robbery	TBS9374	5/29/2025	21
BMV	3C6589	7-Mar	Rad	Robbery	NDG5559	6/12/2025	19
BMV	3C6589	7-Mar	23	Theft	WMP9139	6/22/2025	Hick Rid
BMV	VXF2939	20-Mar	27	Burglary	VRW8917	7/2/2025	16
BMV	VYV0734	20-Mar	27	Burglary	1P1649P	8/5/2025	Coins
Burg of hab	VXD3758	25-Mar	Long	Jugging	8315F35	8/22/2025	Rich,TX

Crime	Date	Plate	ALPR
Theft	8/29/2025	TZH9263	Bell
Burglary	8/29/2025	FGL8231	22
Burglary	9/2/2025	XGK0337	22
Burglary	9/2/2025	XGF1622	22
Ill Dumping	9/18/2025	518234K	Mott
Theft	9/22/2025	WGC9454	23
FSGI	25-Sep	TDL7683	9
Auto Theft	9/29/2025	WSG3354	4
Theft	10/1/2025	WGC9454	16
BMV	10/15/2025	WFB8990	22
BMV	10/31/2025	TXM3992	19



OCTOBER 2025 ALPR REPORT



Total Plate Reads, Incl's multiple reads of same plate
Number of Unique Plates Read – Total without repeats
Number of Hits/Alerts - All 14 possible categories
Number of Hits/Alerts of the 6 monitored categories
Number of Sex Offender Hits (not monitored live)
Summary Report
Total Hits-Reads/total vehicles passed by each camera

2025 ALPR Data Report

Total Reads 4,632,522

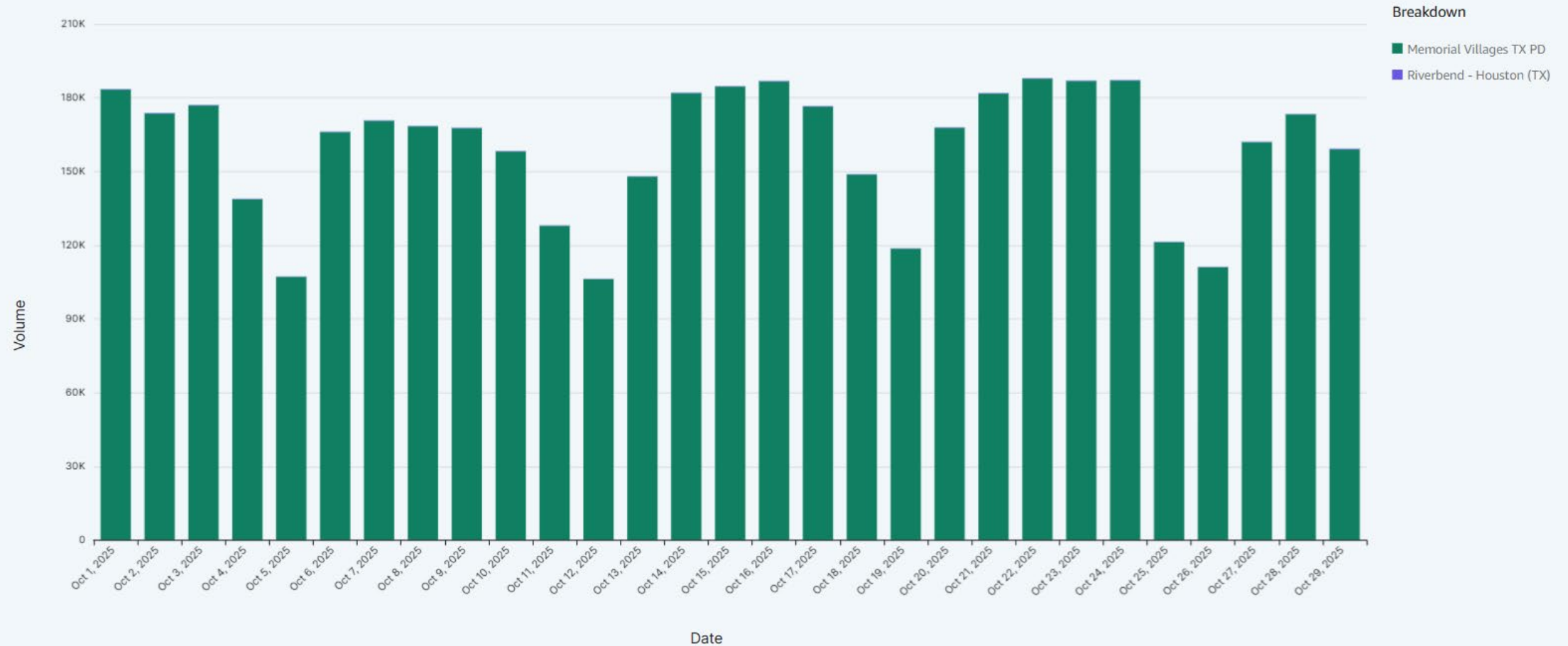
Total Vehicle Volume

4,632,522

Year to Date Volume

48,331,455

Total Vehicle Volume



All Categories – All Hotlists

Date Range @
2025/10/01 - 2025/10/31

Timeframe @
Day

Cameras @
All

Networks @
All

Category @
All

Alert Sources @
All

Hot List Reason @
All

Show Hits By @
Source Type

Visual Type @
Bar Chart

Total Hotlist Alerts
1,676

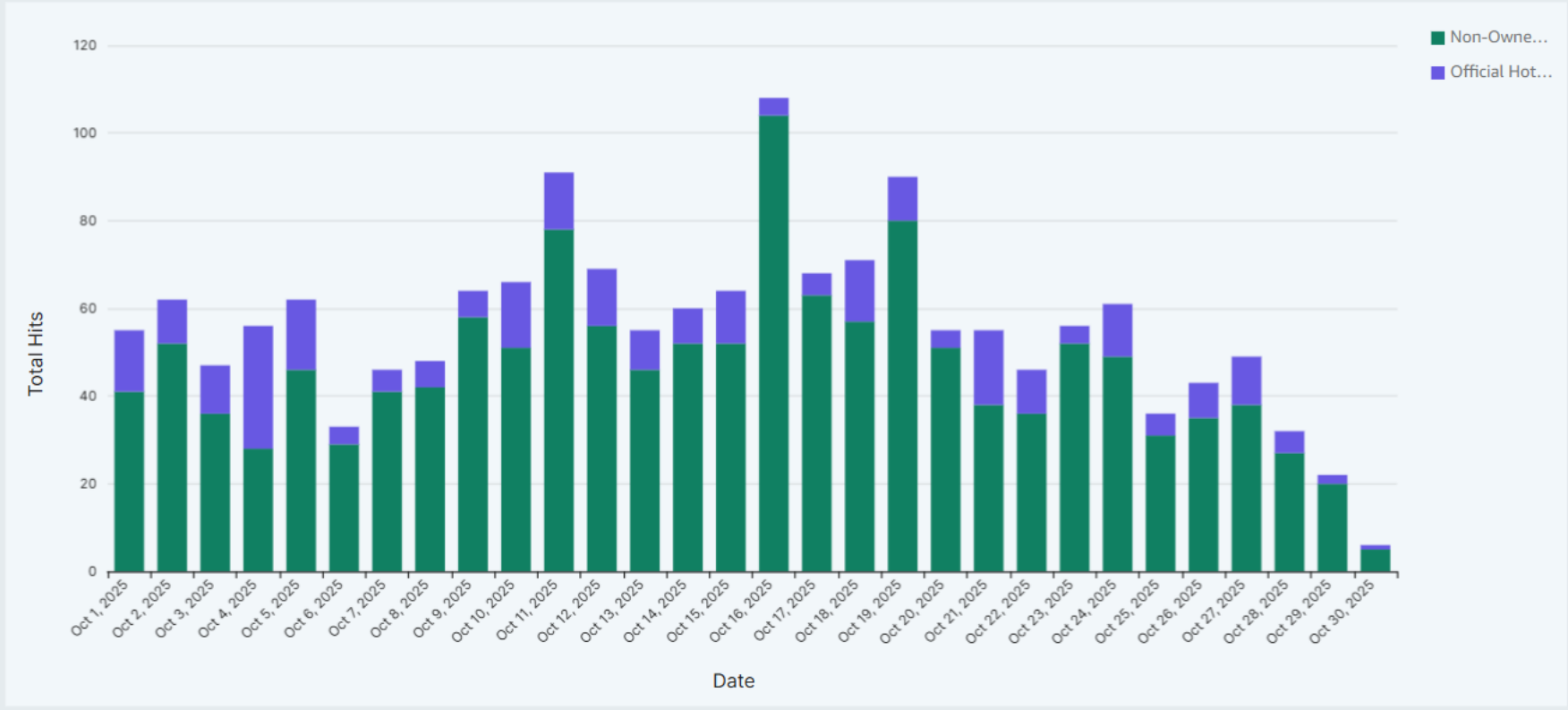
Official Hotlist Alerts
282

Your Custom Hotlist Alerts
No data

Other Custom Hotlist Alerts on Your Networks
1,394

Total Alerts by Topic

Topic	Alerts
Non Owned Custom Hotlist Alert	1,394
Sex Offender	111
Protection Order	68
Stolen Vehicle	40
Stolen Plate	33
Gang or Suspected Terrorist	20
Warrants	8
Extreme Risk Protection Order	1
Missing Person	1



Top 6 Categories

Date Range ⓘ
2025/10/01 - 2025/10/31

Timeframe ⓘ
Day

Cameras ⓘ
All

Networks ⓘ
All

Category ⓘ
All

Alert Sources ⓘ
All

Hot List Reason ⓘ
Custom Hotlist Alert, Gang or Suspected Terrorist, Missi...

Show Hits By ⓘ
Source Type

Visual Type ⓘ
Bar Chart

Total Hotlist Alerts

95

Official Hotlist Alerts

95

Your Custom Hotlist Alerts

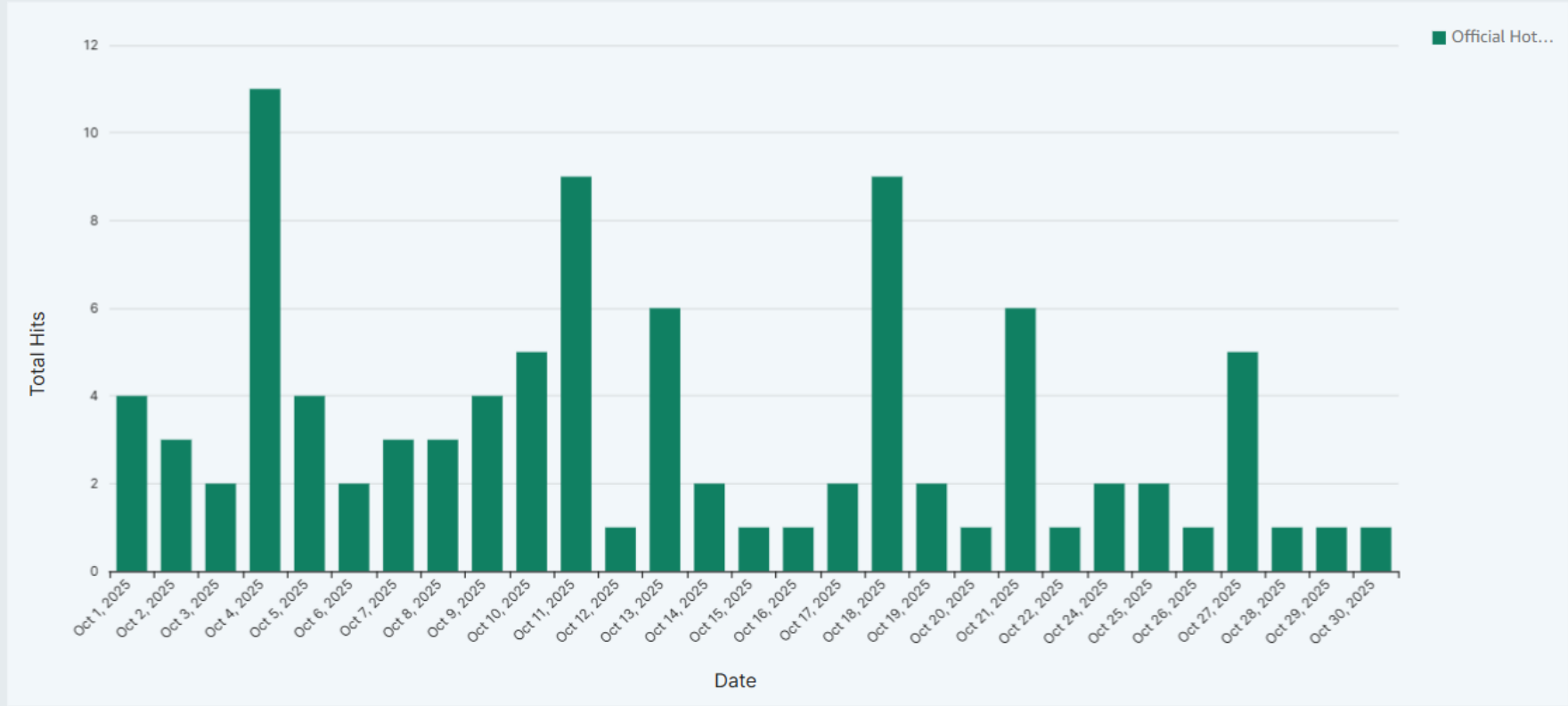
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Other Custom Hotlist Alerts on Your Networks

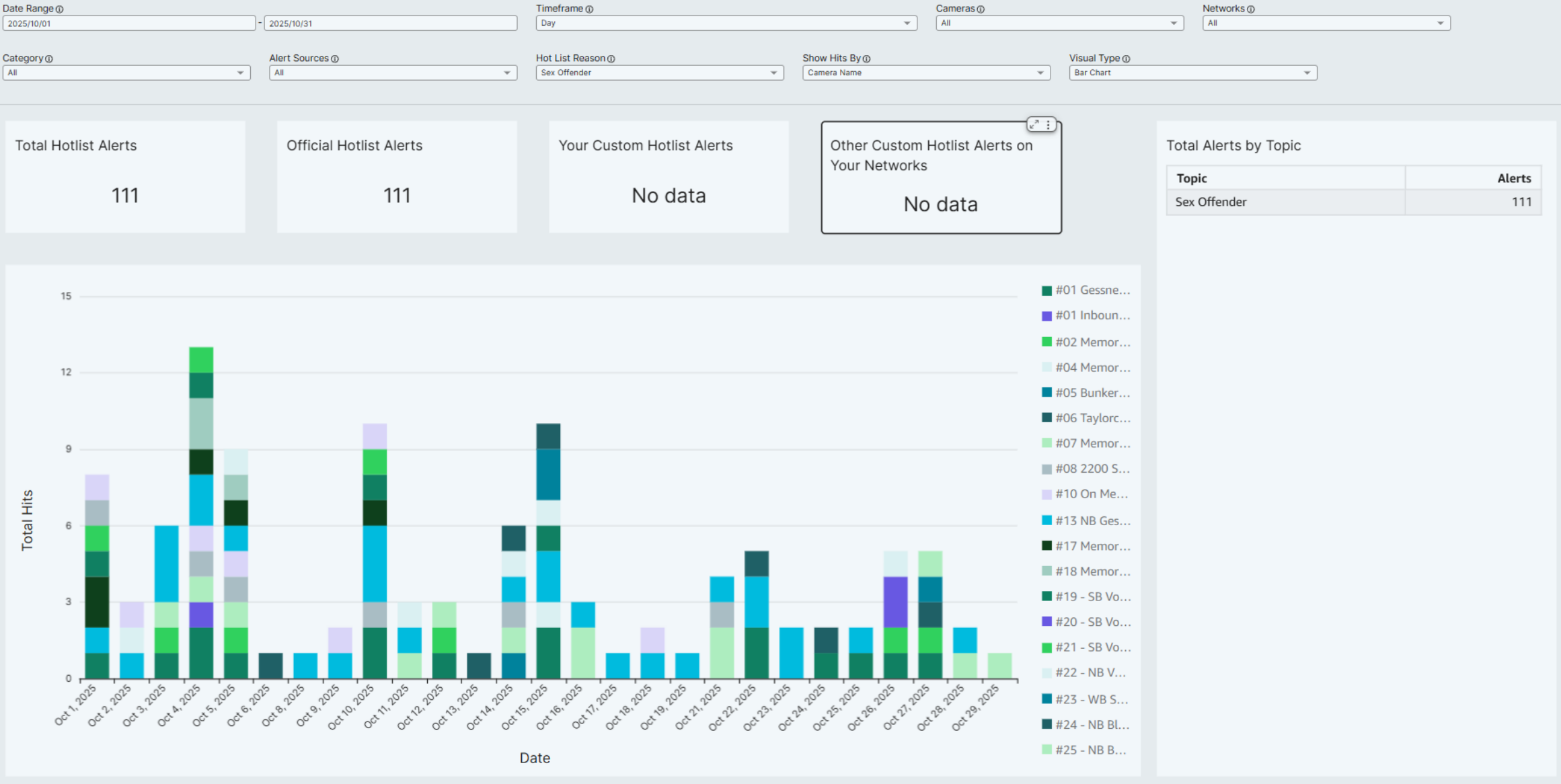
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Total Alerts by Topic

Topic	Alerts
Stolen Vehicle	40
Stolen Plate	33
Gang or Suspected Terrorist	20
Extreme Risk Protection Order	1
Missing Person	1

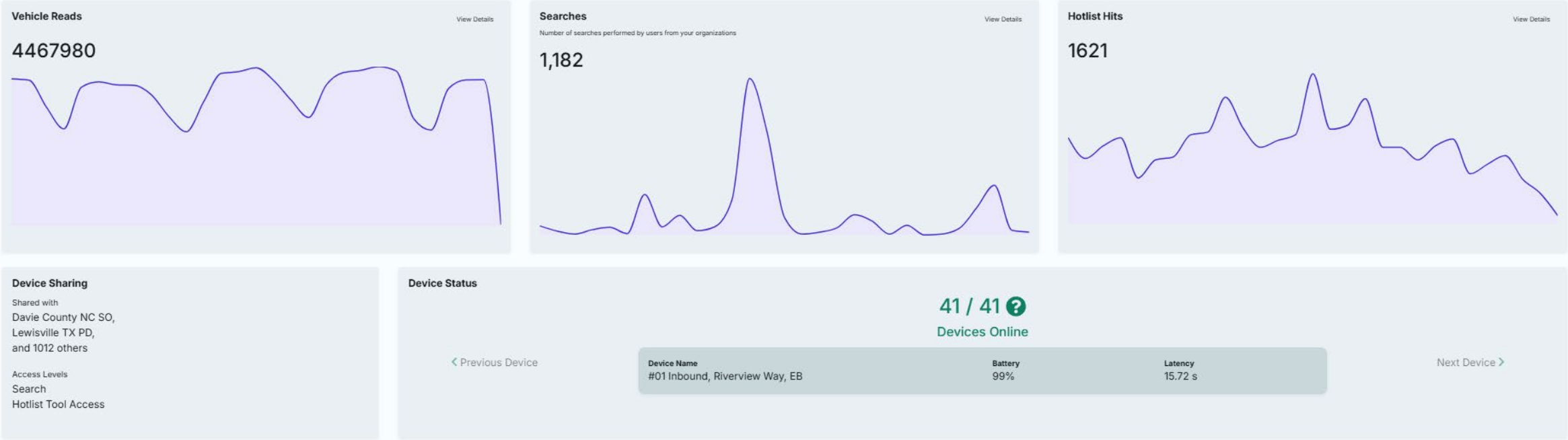


Sex Offenders



Summary Report

Insights Dashboard



Admin Analytics

Ongoing, action oriented trends over time. Updates are made every 24 hours.

Enter Print Mode

Outcomes

Camera Sharing

User Activity

Controls

Date Range

2024/10/31

2025/10/31

Law Enforcement Cameras in Your State You Can Access

5,042

Percentage of Law Enforcement Cameras in Your State You Can Access

54.36%

Cameras You Own Per Sworn Officer in Your Jurisdiction

1.1

Average Cameras Per Sworn Officer in Your State

0.43

Average Cameras Per Sworn Officer at Similarly-Sized Agencies

0.34

Agencies with Discoverable Networks in Your State Not Sharing with You

0

Percentage of In-State Flock Cameras Accessible over Time with Benchmarks

The chart displays three data series over time from October 2024 to October 2025. The y-axis represents the percentage of accessible cameras, ranging from 0 to 100. The x-axis shows dates at two-week intervals. A purple line (top benchmark) remains relatively stable around 85%. A blue line (middle benchmark) fluctuates slightly around 82%. A green line (actual data) starts at approximately 58%, remains flat until February 2025, then rises to about 60% and remains stable through October 2025.

Date	Purple Benchmark (%)	Blue Benchmark (%)	Green Actual (%)
Oct 31, 2024	85	82	58
Nov 7, 2024	85	82	58
Nov 14, 2024	85	82	58
Nov 21, 2024	85	82	58
Nov 28, 2024	85	82	58
Dec 5, 2024	85	82	58
Dec 12, 2024	85	82	58
Dec 19, 2024	85	82	58
Dec 26, 2024	85	82	58
Jan 2, 2025	85	82	58
Jan 9, 2025	85	82	58
Jan 16, 2025	85	82	58
Jan 23, 2025	85	82	58
Jan 30, 2025	85	82	58
Feb 6, 2025	85	82	58
Feb 13, 2025	85	82	58
Feb 20, 2025	85	82	58
Feb 27, 2025	85	82	58
Mar 6, 2025	85	82	60
Mar 13, 2025	85	82	60
Mar 20, 2025	85	82	60
Mar 27, 2025	85	82	60
Apr 3, 2025	85	82	60
Apr 10, 2025	85	82	60
Apr 17, 2025	85	82	60
Apr 24, 2025	85	82	60
May 1, 2025	85	82	60
May 8, 2025	85	82	60
May 15, 2025	85	82	60
May 22, 2025	85	82	60
May 29, 2025	85	82	60
Jun 5, 2025	85	82	60
Jun 12, 2025	85	82	60
Jun 19, 2025	85	82	60
Jun 26, 2025	85	82	60
Jul 3, 2025	85	82	60
Jul 10, 2025	85	82	60
Jul 17, 2025	85	82	60
Jul 24, 2025	85	82	60
Jul 31, 2025	85	82	60
Aug 7, 2025	85	82	60
Aug 14, 2025	85	82	60
Aug 21, 2025	85	82	60
Aug 28, 2025	85	82	60
Sep 4, 2025	85	82	60
Sep 11, 2025	85	82	60
Sep 18, 2025	85	82	60
Sep 25, 2025	85	82	60
Oct 2, 2025	85	82	60
Oct 9, 2025	85	82	60
Oct 16, 2025	85	82	60
Oct 23, 2025	85	82	60
Oct 30, 2025	85	82	60

List of Agencies in Your State with Discoverable Networks Not Presently Shared with You

#1 Gessner S/B at Frostwood

#2 Memorial E/B at Gessner

#3 NO ALPR - Future Location

#4 Memorial N/B at Briar Forrest

#5 Bunker Hill S/B at Taylorcrest

#6 Taylorcrest W/B at Flintdale

#7 Memorial E/B at Briar Forrest

#8 2200 S. Piney Point N/B

#9 N. Piney Point N/B at Memorial

#10 Memorial E/B at San Felipe

#11 Greenbay E/B Piney Point

#12 Piney Point S/B at Gaylord

#13 Gessner N/B at Bayou

#14 Beinhorn W/B at Pipher

#15 Hunters Creek Drive S/B at I-10

#16 Memorial W/B at Creekside

#17 Memorial W/B at Voss

#18 Memorial E/B at Voss

#19 S/B Voss at Old Voss Ln 1

#20 S/B Voss at Old Voss Ln 2

#21 N/B Voss at Magnolia Bend Ln 1

#22 N/B Voss at Magnolia Bend Ln 2

#23 W/B San Felipe at Buffalo Bayou

#24 N/B Blalock at Memorial

#25 N/B Bunker Hill at Memorial

#26 S/B Hedwig at Beinhorn

#27 Mobile Unit #181

#28 Mobile Speed Trailer/Station

#29 Riverbend Main Entrance

#30 Beinhorn E/B at Voss

#31 Memorial E/B at Tealwood (new)

#32 Greenbay W/B at Memorial

#33 Strey N/B at Memorial

Private Systems monitored by MVPD

US COINS - I-10 Frontage Road

Memorial Manor NA Lindenwood/Memorial

Greyton Lane NA

Calico NA

Windemere NA

Mott Lane

Kensington NA

Stillforest NA

Farnham Park

Riverbend NA

Pinewood NA

Hampton Court

Bridlewood West NA

N Kuhlman NA

Longwoods NA

Memorial City Mall – 22

Flintwood Drive



Yellow = Bunker Hill

Green = Piney Point

Red = Hunters Creek

Blue = MVPD Mobile

Purple = Privately Owned Systems

Controls

Cameras All 

Networks All 

Show Reads By Camera Name 

Visual Type Bar Chart 

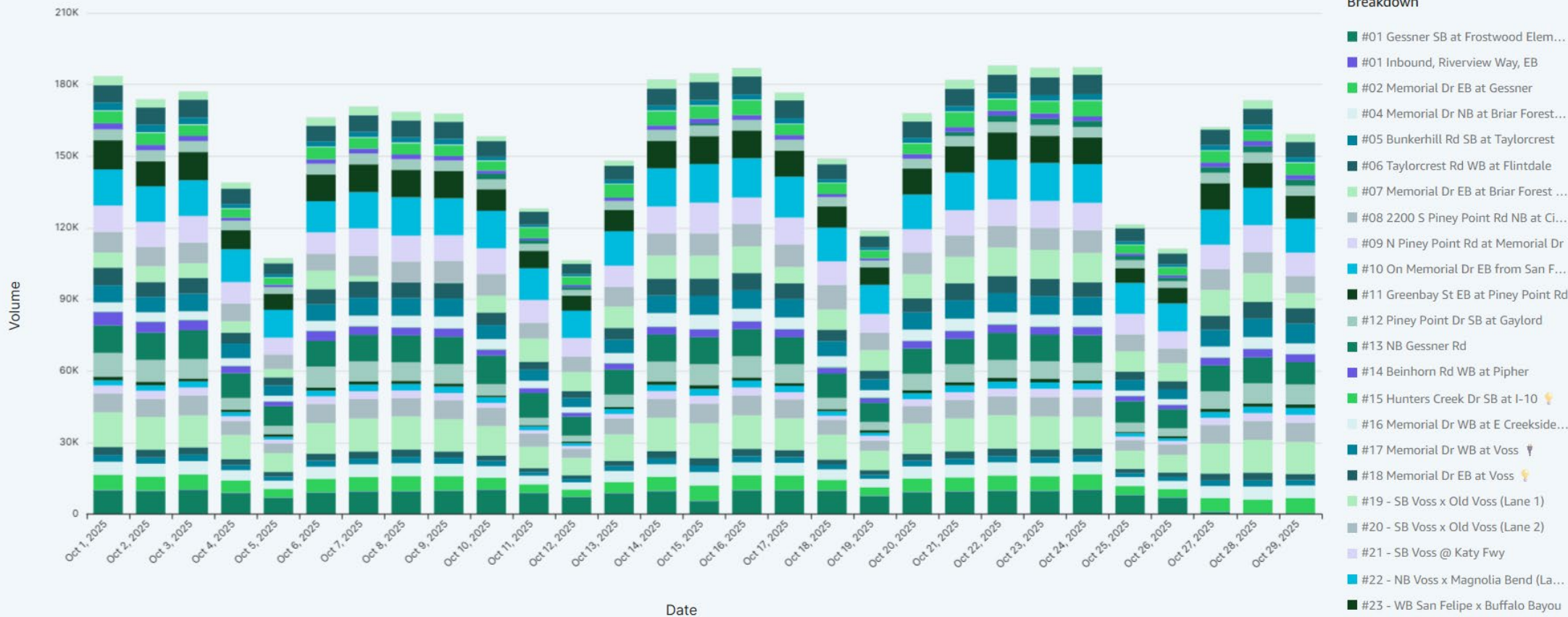
Total Vehicle Volume

4,632,522

Year to Date Volume

48,331,758

Total Vehicle Volume



Total 'Volume' by 'groupbysummary'

groupbysummary	Sum of Volume
S#01 Hickory Hollow from Interstate 10	3468
#01 Inbound, Riverview Way, EB	5351
#15 Hunters Creek Dr SB at I-10	6102
#29 - Riverbend Main Entrance	7418
#25 - NB Bunker Hill x Memorial	26546
#11 Greenbay St EB at Piney Point Rd	33859
#26 - SB Hedwig x Beinhorn	49130
#30 EB Beinhorn Rd @ Voss Rd	58226
#10 On Memorial Dr EB from San Felipe	66503
#05 Bunkerhill Rd SB at Taylorcrest	67206
#06 Taylorcrest Rd WB at Flintdale	75978
#09 N Piney Point Rd at Memorial Dr	77625
#32 WB Greenbay @ Memorial Dr	82138
#14 Beinhorn Rd WB at Pipher	89665
#24 - NB Blalock x Memorial	117291
#16 Memorial Dr WB at E Creekside Dr	119568
#27 Unit 181 Blalock S/B at Taylorcrest	135811
#04 Memorial Dr NB at Briar Forest	140519
#02 Memorial Dr EB at Gessner	155485
#18 Memorial Dr EB at Voss	166939
#31 EB Memorial Dr near Tealwood	190418
#17 Memorial Dr WB at Voss	192263
#12 Piney Point Dr SB at Gaylord	194470
#08 2200 S Piney Point Rd NB at City Limit	204512
#19 - SB Voss x Old Voss (Lane 1)	228488
#01 Gessner SB at Frostwood Elementary	232857
#20 - SB Voss x Old Voss (Lane 2)	241799
#23 - WB San Felipe x Buffalo Bayou	288247
#21 - SB Voss @ Katy Fwy	293352
#13 NB Gessner Rd	305792
#07 Memorial Dr EB at Briar Forest	350224
#22 - NB Voss x Magnolia Bend (Lane 2)	425272
Grand Total	4632522

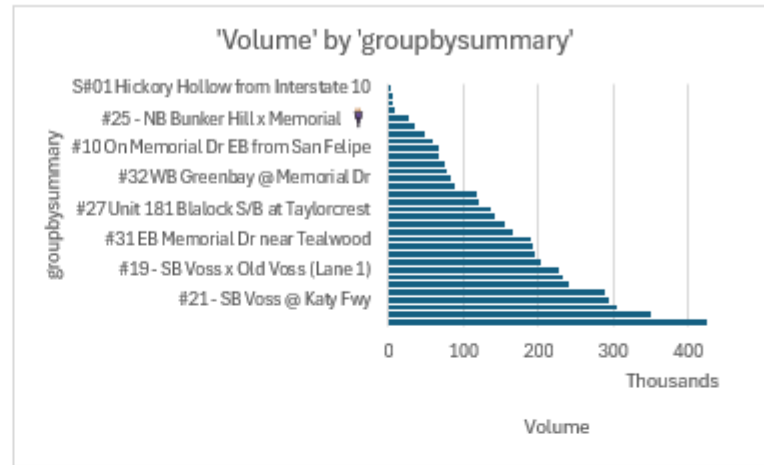


Plate Reads
By Location

Date Range @
2025/10/01 - 2025/10/31

Timeframe @
Day

Cameras @
All

Networks @
All

Category @
All

Alert Sources @
All

Hot List Reason @
Custom Hotlist Alert, Gang or Suspected Terrorist, Missi...

Show Hits By @
Camera Name

Visual Type @
Bar Chart

Total Hotlist Alerts

162

Official Hotlist Alerts

162

Your Custom Hotlist Alerts

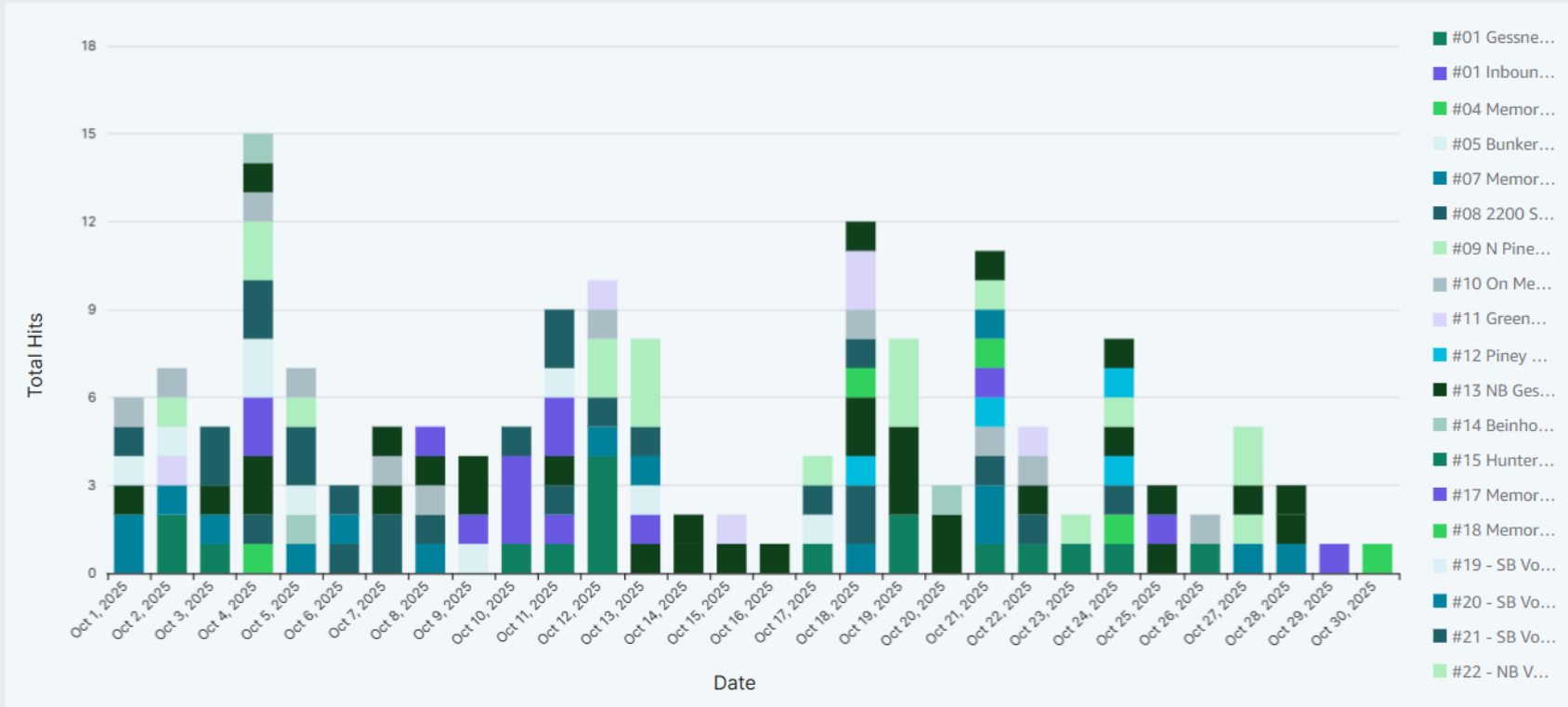
No data

Other Custom Hotlist Alerts on Your Networks

No data

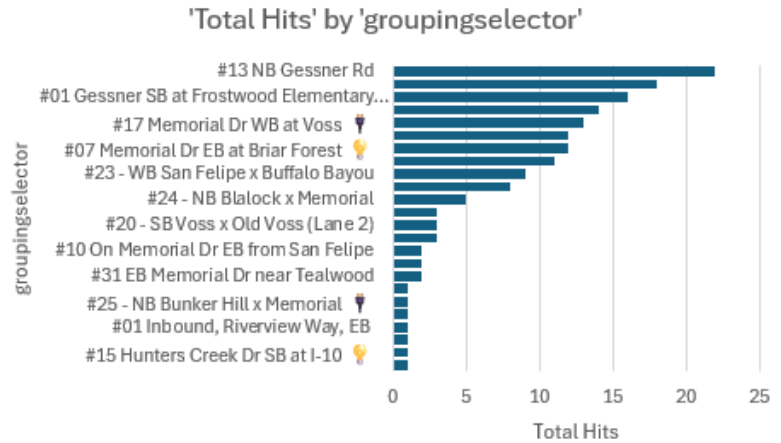
Total Alerts by Topic

Topic	Alerts
Protection Order	68
Stolen Vehicle	40
Stolen Plate	33
Gang or Suspected Terrorist	20
Missing Person	1



Hits By Camera

groupingselector	Sum of Total Hits
#13 NB Gessner Rd	22
#22 - NB Voss x Magnolia Bend (Lane 2)	18
#01 Gessner SB at Frostwood Elementary	16
#21 - SB Voss @ Katy Fwy	14
#17 Memorial Dr WB at Voss	13
#08 2200 S Piney Point Rd NB at City Limit	12
#07 Memorial Dr EB at Briar Forest	12
#27 Unit 181 Blalock S/B at Taylorcrest	11
#23 - WB San Felipe x Buffalo Bayou	9
#19 - SB Voss x Old Voss (Lane 1)	8
#24 - NB Blalock x Memorial	5
#12 Piney Point Dr SB at Gaylord	3
#20 - SB Voss x Old Voss (Lane 2)	3
#18 Memorial Dr EB at Voss	3
#10 On Memorial Dr EB from San Felipe	2
#04 Memorial Dr NB at Briar Forest	2
#31 EB Memorial Dr near Tealwood	2
#11 Greenbay St EB at Piney Point Rd	1
#25 - NB Bunker Hill x Memorial	1
#09 N Piney Point Rd at Memorial Dr	1
#01 Inbound, Riverview Way, EB	1
#05 Bunkerhill Rd SB at Taylorcrest	1
#15 Hunters Creek Dr SB at I-10	1
#14 Beinhorn Rd WB at Pipher	1
Grand Total	162



Total Reads – 4,568,933

Hits-282

6 Top Hits – 95

Hotlist - 40

- Stolen Vehicle - 40
- Stolen Plate - 33
- Gang Member
- Missing
- Amber
- Priority Restraining Order

TO: Mayor and City Council

VIA: Village Fire Department Commission

MEETING DATE: November 17, 2025

SUBJECT: Consideration and possible action on the Village Fire Department.

Agenda Item: 3

Summary:

This agenda item is for VFD monthly reporting to hear and discuss the department's activity, including details on call volume and other public safety-related incidents.

a) Update of the department's activities

Activity Report: Summarizes emergency incidents and response times for **October 2025**.

- **Incident Breakdown (All Cities - 196 incidents):**
 - EMS – 107 (55%)
 - Fire – 26 (13%)
 - Fire Alarm – 40 (20%)
 - Service Calls – 23 (12%)
 - Overlapping Calls - 29 simultaneous responses were handled during the month.
- **Piney Point Village Activity:**
 - Incidents / Average response time: 4 minutes 55 seconds. 31 total incidents.
 - Frequent incidents:
 - Medical Emergencies (17 calls): chest pain, breathing difficulty, sick calls, and fall victims.
 - Fire and Alarm Responses (14 calls): residential and school fire alarms, minor fire and smoke investigations.
 - Motor Vehicle Collisions (4 calls): primarily along Memorial Drive and South Piney Point Road.
- **Department-wide Highlights:**
 - Maintain equipment and check vehicle readiness throughout the fleet.
 - Conduct public education and fire prevention programs during Fire Prevention Week in October.
 - Prepare for year-end training and apparatus readiness evaluations.

Recommendation:

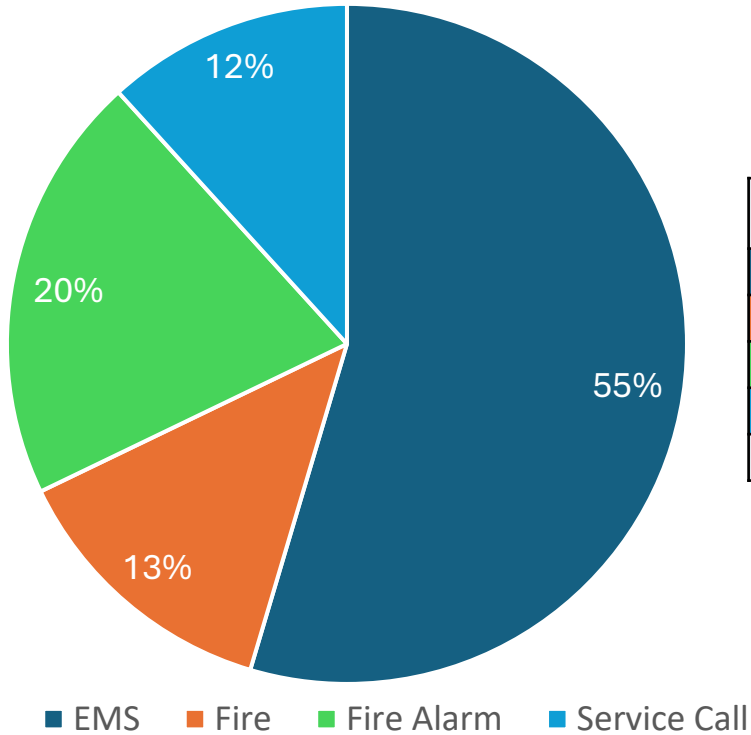
Based on the reporting provided, no action is necessary.



Village Fire Department

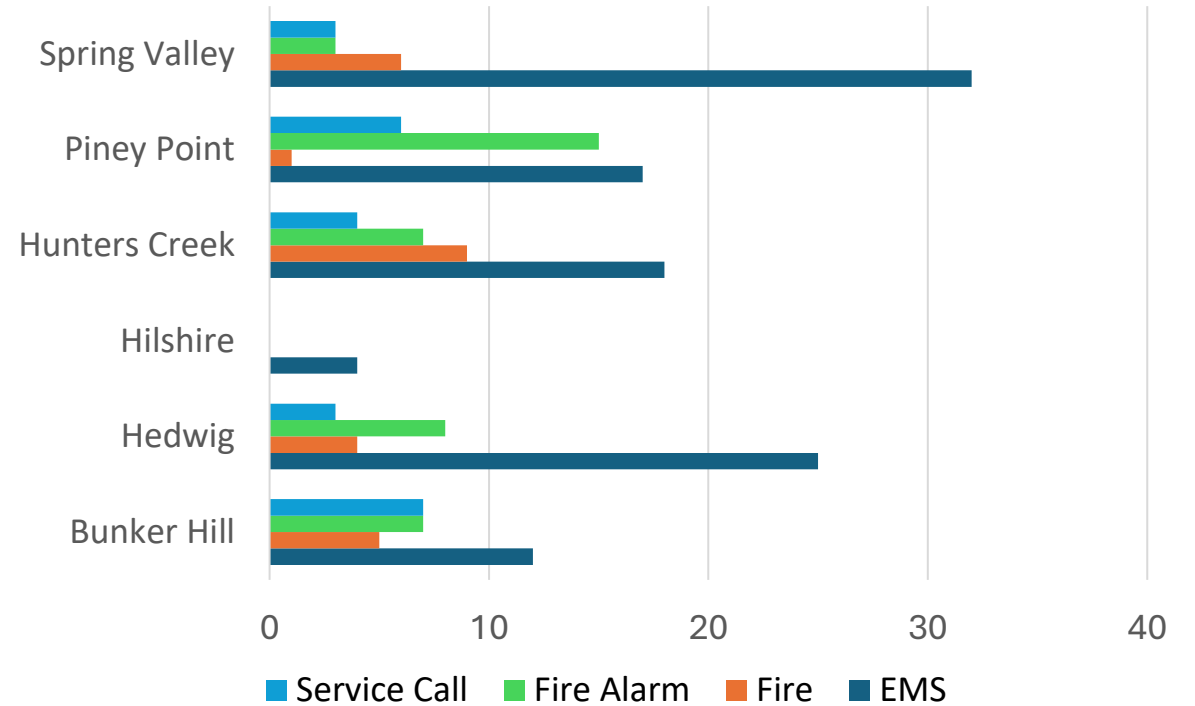
OCTOBER 2025 ACTIVITY REPORT

INCIDENT RESPONSE (OCTOBER)



Category	Total
EMS	107
Fire	26
Fire Alarm	40
Service Call	23
Monthly Total	196

INCIDENT RESPONSE BY CITY (OCTOBER)



29

Overlapping Calls (Oct '25)

4:17

Average Emergency
Response Time (Oct '25)

1852

YTD Total Incidents



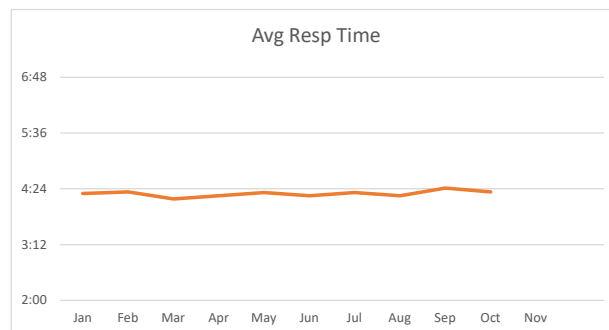
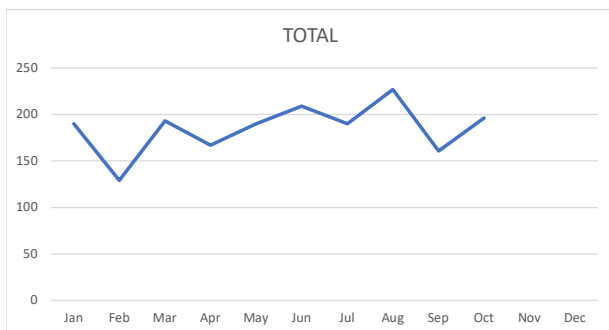
Village Fire Department
901 Corbindale Rd
Houston, TX, 77024
Phone# (713) 468-7941 Fax# (713) 468-5039

October 2025 Summary - All Cities

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	190	129	193	167	190	209	190	227	161	196			1852
Abdominal Pain	1	2	4	2	0	6	3	4	1	2			25
Allergic Reaction	0	1	1	0	0	0	0	3	2	2			9
Animal Bite	0	0	0	0	1	0	0	0	0	0			1
Assault	0	0	0	0	0	0	0	1	1	0			2
Back Pain	0	0	1	0	0	2	1	0	2	1			7
Carbon Monoxide Alarm with Symptoms	0	0	0	0	1	0	0	0	2	0			3
Carbon Monoxide Detector No Symptoms	5	2	2	3	2	4	6	5	1	5			35
Cardiac/Respiratory Arrest	1	2	1	2	0	1	2	0	0	1			10
Check a Noxious Odor	1	2	1	0	2	1	1	1	1	0			10
Check for Fire	0	2	0	3	4	2	6	1	1	2			21
Check for the Smell of Natural Gas	5	1	9	4	1	1	2	6	2	1			32
Check for the Smell of Smoke	1	0	1	2	1	2	1	3	0	1			12
Chest Pain	5	1	7	2	11	7	7	6	4	4			54
Child Locked in a Vehicle Engine and AC running	0	0	0	0	0	0	0	0	1	0			1
Child Locked in a Vehicle Engine not running	0	0	0	0	2	2	0	0	0	0			4
Choking	0	0	0	2	1	0	0	1	0	1			5
Diabetic Emergency	0	1	0	0	1	1	1	2	0	0			6
Difficulty Breathing	11	4	9	5	4	9	4	8	4	5			63
Dumpster Fire Not near Structure	0	0	0	0	1	0	1	1	0	0			3
Elevator Rescue	0	0	0	1	0	1	3	0	0	0			5
Entrapment- Non MVC	0	0	0	0	0	0	0	1	0	1			2
Explosion	0	0	0	0	0	0	0	1	0	0			1
Fall Victim	12	10	15	12	11	14	14	15	8	11			122
Fire Alarm Business	23	4	5	4	8	9	5	9	6	7			80
Fire Alarm Church or School	4	3	9	11	4	10	8	4	1	3			57
Fire Alarm Residence	31	23	18	25	28	35	49	41	29	30			309
Gas Leak	4	3	1	2	1	3	1	1	1	2			19
Grass Fire	0	0	0	0	2	0	0	0	0	4			6
HAZMAT Emergency	0	0	0	0	0	0	0	1	0	0			1
Headache- Stroke symptoms not present	0	0	0	0	0	1	0	0	0	1			2
Heart Problems	8	4	7	8	8	5	13	5	5	5			68
Heat/Cold Exposure	0	0	0	0	0	1	1	2	0	0			4
Hemorrhage/Laceration	1	3	4	4	2	1	0	2	2	0			19
House Fire	1	1	0	2	0	0	1	0	1	0			6
Illegal Burning	0	0	0	0	0	0	0	0	0	1			1
Injured Party	4	2	5	2	4	5	0	2	4	1			29
Medical Alarm	3	1	2	3	2	1	6	4	1	6			29
Motor Vehicle Collision	22	14	23	11	15	19	11	17	13	12			157
Motor Vehicle Collision with Entrapment	1	0	0	0	0	0	0	1	1	0			3
Motor Vehicle vs Motorcycle	0	1	0	1	1	0	0	1	0	1			5
Motor Vehicle vs Pedestrian	0	0	0	2	2	2	0	0	0	2			8
Object Down in Roadway	0	0	3	5	0	3	1	1	0	1			14
Oven/Appliance Fire	0	0	1	0	1	0	0	0	0	0			2
Overdose/Poisoning	0	3	2	0	1	0	1	0	2	3			12
Possible D.O.S.	1	0	0	0	0	1	0	0	0	1			3
Powerlines Down Arcing/Burning	1	0	4	1	2	4	3	6	2	7			30
Psychiatric Emergency	2	2	4	3	6	1	4	3	2	2			29
Seizures	0	0	4	2	0	1	4	5	2	4			22
Service Call Non-emergency	11	8	10	7	14	16	16	22	31	22			157
Shooting/Stabbing	0	0	0	1	0	0	0	0	0	0			1
Sick Call	9	12	16	17	19	15	8	19	11	24			150
Smoke in Business	0	0	0	0	0	1	0	0	0	0			1
Smoke in Residence	2	0	0	0	0	0	0	1	0	0			3
Stroke	3	2	3	4	3	1	2	0	2	4			24
Transformer Fire	0	1	0	3	1	1	0	1	0	1			8
Trash Fire	0	0	1	0	0	0	0	0	0	0			1
Traumatic Injury	0	1	0	2	1	2	0	0	1	0			7
Unconscious Party/Syncope	10	8	12	8	15	9	3	10	6	11			92
Unknown Medical Emergency	6	3	5	1	6	3	0	5	7	3			39
Vehicle Fire	1	2	3	0	1	6	1	5	1	1			21

Month	# of Incidents*	Avg Resp Time
Jan	144	4:18
Feb	105	4:20
Mar	161	4:11
Apr	135	4:15
May	156	4:19
Jun	166	4:15
Jul	146	4:19
Aug	175	4:15
Sep	113	4:25
Oct	157	4:20
Nov		
Dec		
1458		4:17

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls
Note: Nat'l Std Fire Response Time: 6:50
Note: Nat'l Std Fire EMS Time: 6:30





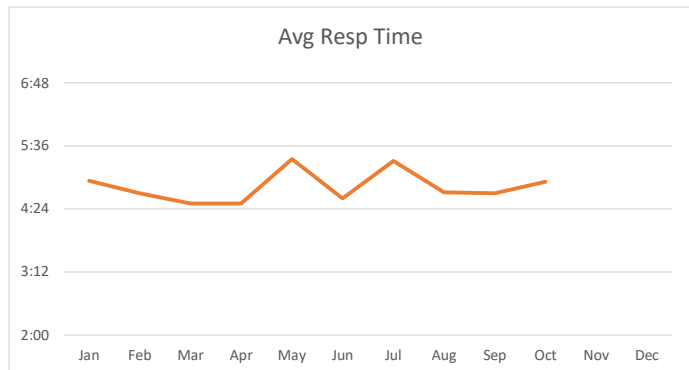
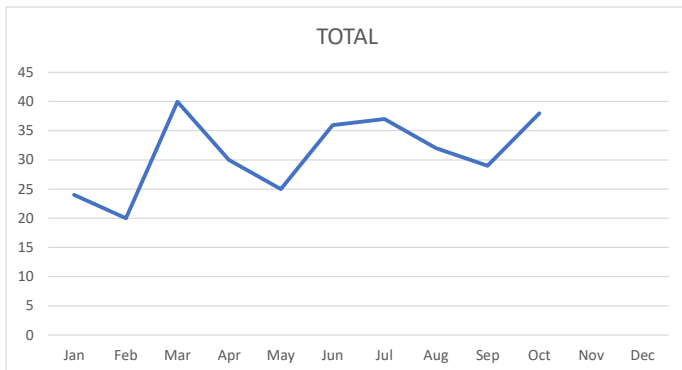
Village Fire Department
901 Corbindale Rd
Houston, TX, 77024
Phone# (713) 468-7941 Fax# (713) 468-5039

October 2025 Summary - Piney Point

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	24	20	40	30	25	36	37	32	29	38			311
Abdominal Pain	0	0	1	0	0	1	0	0	0	0			2
Carbon Monoxide Detector with Symptoms	0	0	0	0	0	0	0	0	0	1	0		1
Carbon Monoxide Detector No Symptoms	2	0	0	0	1	2	1	1	0	0			7
Cardiac/Respiratory Arrest	0	1	0	0	0	0	0	0	0	0			1
Check a Noxious Odor	1	0	0	0	1	0	0	1	0	0			3
Check for Fire	0	0	0	0	0	1	1	0	0	0			2
Check for the Smell of Natural Gas	1	0	2	0	0	0	0	0	1	0			4
Check for the Smell of Smoke	0	0	0	0	1	0	1	1	0	0			3
Chest Pain	1	0	1	0	3	0	0	2	1	0			8
Choking	0	0	0	1	0	0	0	0	0	1			2
Elevator Rescue	0	0	0	0	0	0	1	0	0	0			1
Difficulty Breathing	0	0	1	1	1	1	0	0	0	2			6
Fall Victim	2	3	3	1	0	2	3	3	3	1			21
Fire Alarm Business	0	0	1	1	0	0	0	0	0	0			2
Fire Alarm Church or School	1	2	7	7	2	3	1	2	1	1			27
Fire Alarm Residence	5	5	8	6	5	8	18	9	8	13			85
Gas Leak	1	0	0	0	0	1	0	0	1	0			3
Headache- Stroke symptoms not present	0	0	0	0	0	1	0	0	0	0			1
Heart Problems	1	0	1	0	1	0	0	1	0	0			4
Hemorrhage/Laceration	0	0	0	1	0	0	0	0	1	0			2
House Fire	0	0	0	1	0	0	0	0	0	0			1
Injured Party	0	0	0	0	0	1	0	1	0	0			2
Medical Alarm	1	0	1	2	0	1	1	1	1	1			9
Motor Vehicle Collision	1	1	2	3	1	5	0	1	1	1			16
Object Down in Roadway	0	0	2	2	0	1	0	0	0	0			5
Overdose/Poisoning	0	1	0	0	0	0	0	0	1	1			3
Powerlines Down Arcing/Burning	0	0	1	0	0	1	1	0	1	1			5
Psychiatric Emergency	0	0	1	0	2	0	1	0	0	1			5
Seizures	0	0	0	0	0	0	0	1	0	0			1
Service Call Non-emergency	3	3	2	0	5	1	7	1	5	6			33
Sick Call	2	1	5	1	2	4	1	3	2	7			28
Smoke in Residence	1	0	0	0	0	0	0	1	0	0			2
Stroke	0	1	1	0	0	0	0	0	1	0			3
Transformer Fire	0	0	0	1	0	0	0	0	0	0			1
Traumatic Injury	0	1	0	1	0	1	0	0	0	0			3
Unconscious Party/Syncope	1	1	0	1	0	0	0	3	0	2			8
Unknown Medical Emergency	0	0	0	0	0	1	0	0	0	0			1

Month	# of Incidents*	Avg Resp Time
Jan	16	4:56
Feb	14	4:42
Mar	26	4:30
Apr	23	4:30
May	15	5:21
Jun	27	4:36
Jul	22	5:19
Aug	23	4:43
Sep	19	4:42
Oct	29	4:55
Nov		
Dec		
214		4:49

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls



TO: City Council

VIA: City Engineer

MEETING DATE: November 17, 2025

SUBJECT: Consideration and possible action on City Engineering.

Agenda Item: 4

Summary:

Overall, city engineers provide critical technical expertise to guide infrastructure decisions and ensure municipalities can meet residents' current and future needs. They play a key role in maintaining and improving the quality of life in cities. HDR, Inc. is providing specialized expertise for specific city projects. Ultimately, contracting with engineering firms enables cities to access the necessary expertise and services while potentially reducing costs and increasing operational flexibility. The following are current items related to engineering activities and reporting:

- a) Windermere Outfall Repair Project after Discussion with Residents at 14 and 15 Windermere Lane concerning temporary construction easements to access the 24-inch outfall.
- b) South Piney Point Road Improvements Proposal.
- c) Approve proposal for locating and staking property corners at 2 Chuckanut and 216 Kensington Court to properly set the proposed fence line.
- d) Presentation and discussion of the City Engineer's Report.

Windermere Outfall Repair Project – Temporary Access After Resident Discussion

HDR met on November 7 with the residents at 14 and 15 Windermere Lane to present the updated 24-inch outfall repair design and request temporary construction easements required to complete the project. The resident at 15 Windermere declined to grant access, preventing the project from proceeding as designed. A formal notice was sent to the resident and to the HOA on November 13. Council direction is requested to determine next steps, including whether to pause the project, seek alternative access, or pursue other options.

South Piney Point Road Improvements Proposal

HDR is preparing and presenting a proposal for roadway improvements, safety enhancements, and associated design work for the South Piney Point Road corridor. The proposal aligns with the Council's October direction to consolidate engineering and landscape architecture efforts into a unified, efficient corridor plan.

Approve Proposal for Locating and Staking Property Corners at 2 Chuckanut and 216 Kensington Court

To ensure the proposed fence line is correctly located and avoids encroachment, HDR requested and obtained a survey proposal to locate and stake property corners at 2 Chuckanut

and 216 Kensington Court. The \$2,425 cost was quoted and authorized administratively on November 12, and surveyors have been issued a Notice to Proceed.

Presentation and Discussion of the City Engineer's Report:

The report outlines progress, costs, and the next steps for several key infrastructure projects across Piney Point Village.

- Progress on Windermere Outfall, Chapelwood Change Orders #1 and #2, and final work on Chuckanut
- Harris County's award of the Memorial Drive signal project
- South Piney Point proposal development
- Ongoing coordination with Kinkaid School traffic improvements
- Bothwell/Holidan Way CCTV results
- Blalock sinkhole payment invoice
- Soldiers Creek Feasibility Study updates.

Recommendations:

- 1) Direction on the Windermere Outfall Repair Project given the resident's pause of temporary access.
- 2) Direction on the South Piney Point Road Improvements proposal.
- 3) Ratification/approval of the survey staking proposal for 2 Chuckanut and 216 Kensington Court.

Council Agenda Item Cover Memo

11/17/2025
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Engineering Report

SUMMARY/BACKGROUND (WHY): Please see attached for November's Engineer Report.

STAFF RECOMMENDATION: _____

ESTIMATED COST: NA

FOUNDING SOURCE: _____

CURRENT BUDGETED ITEM: YES __ NO __ **EMERGENCY REQUEST:** YES __ NO X__

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes



**Engineer's Status Report
City of Piney Point Village
HDR Engineering, Inc.**

City Council Meeting Date: November 17, 2025

Submit to City: November 13, 2025

CURRENT PROJECTS:

1. Windermere Outfall Repair Project - Action Required

The design of this project is progressing. HDR received the final drawings from Geopier on November 14, 2025, and is currently incorporating those details into the final design plans to be submitted to Harris County Flood Control for approval.

On November 3, 2025, HDR received notice that the City of Houston is proceeding forward with the repair for the 102-inch outfall repair project. They are currently finalizing the design drawings and have stated that they will forward the drawings to the City and HDR when they are ready. HDR will continue to monitor the progress of this project.

On November 7, 2025, HDR met with the residents of 14 and 15 Windermere to review the project design and discuss the need for temporary construction easements associated with the Windermere Outfall Repair Project. The purpose of the meeting was to secure the temporary easements and to address landscaping—either through reimbursement agreements or by including landscaping restoration within the City's scope of work, depending on the residents' preference.

During the meeting with the residents of 15 Windermere, they indicated that they are not willing to grant the City the temporary construction access required to complete the planned improvements. HDR explained that without this access, construction cannot proceed as designed and the project will be delayed and placed on hold. The residents acknowledged and understood this information. On November 12th, 2025, HDR issued a letter to the residents to inform them of the project status and that the project would need to be paused until alternative means of access is acquired. At the request of Council, the City issued a similar letter to the Windermere Lane HOA President on November 13th, 2025. HDR is requesting direction from Council on how to proceed forward with this project.

2. South Piney Point Road Improvements- Action Required

HDR is currently preparing a proposal for the South Piney Point Road Improvements, as directed by Council during the October Council Meeting. HDR will present the proposal during the Council Meeting.

3. Chuckanut Drainage & Paving Improvements

The Contractor has completed all paving and drainage work associated with this project. The remaining items include final site restoration.

As reported during the Executive Session of the October Council Meeting, the resident at #2 Chuckanut has expressed concerns that his home sustained damage during the removal of his driveway and culvert. The resident has since notified both the Contractor and the City of his intent to file a claim with the Contractor's insurance for these damages. The Contractor has



stated that no additional work will be performed on the resident's property until the claim is resolved. The remaining work at this location consists of final grading and sodding.

The resident at #2 Chuckanut has elected to install a fence on his property at his expense after the completion of the Chuckanut project and does not want any portion of the proposed fence in the Chuckanut contract on his property. In order to verify that no fence will be constructed on #2 Chuckanut property, HDR requested a survey proposal to locate and stake the property corners. The proposal for locating and staking the property corners is \$2,425.00 and was approved by the City on November 12, 2025. HDR issued the Notice to Proceed to the surveyor on November 13, 2025.

4. Blalock Road Sinkhole

HDR delivered the Request for Payment to the City on November 11th, 2025, for the total amount of \$102,426.00.

5. Chapelwood Court Drainage Project

During the October Council meeting, Council approved Change Order No. 1 to relocate the existing fire hydrant lead to Claymore Road and to cut, cap, and remove the existing fire hydrant lead, for a total amount of \$8,556.00. This relocation was completed on November 4, 2025. Additionally, during excavation, the Contractor discovered four additional residential yard drains connected to the existing storm sewer line. The City subsequently approved Change Order No. 2 on November 6, 2025, in the amount of \$5,998.00, to address these connections.

6. Bothwell and Holidan Way CCTV

As reported at the October Council meeting, the tapes showed that the storm sewers on both streets are in good condition. HDR is currently awaiting the final invoice from AIMs.

7. Kinkaid School Additional Left Turn Lane

HDR received an updated set of plans from Walter P Moore (Engineers for the Kinkaid Traffic Study) on October 28th, 2025. It appears that they have addressed a majority of the comments provided, however, they are currently not considering the pedestrian activity at the intersection. HDR has reviewed and shared the comments on the revised study and has scheduled a meeting to further discuss on November 14th, 2025.

8. Harris County Traffic Signals Project – Memorial Drive

HDR received an update on November 7, 2025, that the project bid was awarded on October 30th, 2025, to Statewide. They are currently in the process of having the purchasing team processing and releasing the purchase order to the awarded contractor. The County will update us when they schedule a pre-construction meeting. As requested by Council, HDR has requested that Harris County issue a copy of the executed contracts to Piney Point Village.

9. Soldiers Creek Sub Watershed Feasibility Study Project

HDR and the City held a meeting with Harris County Flood Control on November 6th, 2025, to further discuss the Blalock alternative and to review the adjusted models that had been made. HDR made comments on the updated model, and HCFCD will update and send for feedback.



10. Memorial Asphalt Reclamation Project

On October 1st, 2025, HDR received an update that bids would be opened on October 13th, 2025. Harris County is planning on awarding the contract at the December Commissioner's Court, with a pre-construction meeting occurring in January 2026.

11. South Piney Point Road Improvements

The residents of Raintree Circle are looking to work with OnPar Civil Services to perform an asphalt mill and overlay project along their street. At direction of Council, the City is facilitating the coordination with the Contractor.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: November 17, 2025

SUBJECT: Consideration and possible action to adopt an ordinance approving the updated permit fee schedule, effective January 1, 2026.

Agenda Item: 5

Summary:

The city has recently reviewed and updated a master fee schedule to ensure that building and development-related fees reflect current administrative and inspection costs. The proposed 2026 Fee Schedule includes adjustments to plan review, permit, and right-of-way fees based on updated cost analyses and comparable city benchmarking.

Key Updates and Objectives:

- Establishes clear, consistent fees for plan review and new residential construction.
- Adjusts remodel and addition permit fees to align with review and inspection effort.
- Clarifies right-of-way and utility permit charges.
- Removes obsolete items and improves fee category descriptions for public transparency.

Since the Council's initial discussion in October, staff have continued to:

- Benchmark fees against nearby municipalities, including Bellaire, West University Place, Bunker Hill, Hunters Creek, Spring Valley, and the City of Houston.
- Refine the plan-review structure (flat-fee model of \$500 for new homes, \$250 for major remodels, and \$1,000 for institutional/SUP reviews) to ensure consistency and transparency.
- Prepare a public summary version of the schedule for online posting and homeowner guidance.

Fiscal Impact:

Adoption of the updated schedule is expected to maintain neutral or slightly positive cost recovery for City services, aligning inspection and engineering fees with actual staff and consultant expenses.

Recommendation:

Staff will continue refining the draft fee schedule for presentation at the next Council meeting.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, ADOPTING A REVISED MASTER FEE SCHEDULE FOR PERMIT AND ADMINISTRATIVE FEES; PROVIDING AN EFFECTIVE DATE; REPEALING ALL CONFLICTING PROVISIONS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City Council of the City of Piney Point Village, Texas ("City"), desires to review and update its schedule of fees periodically to ensure that administrative, permitting, and inspection costs are recovered equitably and are consistent with current regulations, inflationary adjustments, and regional benchmarks; and

WHEREAS, City staff and the City Engineer have reviewed the City's existing fee schedule and prepared recommended adjustments to the permit and development-related fees to reflect the cost of providing such services; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety, and welfare of its citizens to adopt a revised Fee Schedule establishing updated charges for building permits, plan reviews, inspections, right-of-way usage, and other administrative services.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS, THAT:

1. **SECTION 1. ADOPTION OF FEE SCHEDULE.** The City Council hereby adopts the 2026 City Fee Schedule, attached hereto as Exhibit "A", which establishes the fees for permits, inspections, and administrative services. Said Fee Schedule shall replace and supersede all previously adopted fee schedules in conflict herewith.
2. **SECTION 2. ADMINISTRATION.** The City Administrator or designee shall administer and enforce the provisions of this Fee Schedule, and is authorized to make non-substantive formatting or administrative corrections as necessary for clarity.
3. **SECTION 3. EFFECTIVE DATE.** This Ordinance shall become effective on January 1, 2026, following its passage and approval.
4. **SECTION 4. SEVERABILITY.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications, and to this end, the provisions of this Ordinance are declared to be severable.
5. **SECTION 5. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED, AND ADOPTED this 27th day of October 2025.

CITY OF PINEY POINT VILLAGE, TEXAS

By: _____
Aliza Dutt, Mayor

ATTEST:

By: _____
Robert Pennington,
City Administrator / Authorized City Secretary



CITY OF PINEY POINT VILLAGE FEE SCHEDULE

OCTOBER 25TH, 2021

REVISED OCTOBER 27TH, 2025

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

BUILDING FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
PLAN REVIEW FEE		
Non-Residential	N/A	\$1,000
New Houses	N/A	\$500 (BH +)
Over 50% Remodel	N/A	\$250 (BH +)
NEW SINGLE FAMILY HOME/NON RESIDENTIAL		
Current Cost Per Square Foot	\$1.35 sq. ft.	\$1.46 sq. ft. (BH)
With a min. \$500		
ADDITIONS/ALTERATIONS/ACCESSORY BUILDINGS/REMODELS/MISC.		
Current Cost Per Square Foot Air Conditioned and Non Air Conditioned Space	\$1.35 sq. ft.	\$1.46 sq. ft. (BH)
RESIDENTIAL MISCELLANEOUS		
Application Fee	N/A	\$100.00 (BH)
NEW POOL/SPA		
Current Cost Per Square Foot	\$1.30 sq. ft.	\$1.40 sq. ft. (BH)
POOL REMODEL/ RE-TILE/ RE-COPING		
Current Cost Per Square Foot (Pool Water Surface Area)	\$1.30 sq. ft.	\$1.40 sq. ft. (BH)
FOUNTAINS/PONDS		
Application Fee	N/A	\$1.40 sq. ft
FOUNDATION REPAIR		
Application Fee	\$125.00	
DECKING/DRIVEWAY/SIDEWALK/WALKWAY/PAVING		
APPLICATION FEE FOR:		
Artificial Turf	\$250.00	
Cedar	\$250.00	
Gravel	\$250.00	
Permeable Pavers	\$250.00	
Stucco	\$500.00	
Asphalt	\$500.00	
Retaining wall/Erosion Control	N/A	\$500.00
RECREATION SPORT COURTS		
Application Fee	0.50 sq. ft.	\$300.00
STUCCO/STUCCO REPLACEMENT		
Application Fee	N/A	\$250.00
MOLD REMEDIATION/WATER DAMAGE/DAMAGE MISC.		
Application Fee	\$250.00	

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

HOUSE MOVING		
Application Fee	N/A	\$100.00 (BH)
HOUSE DEMOLITION		
Application Fee	\$300.00	\$500.00
Only Two 30 Day Extentions Allowed		
DEMOLITION ACCESSORY STRUCTURE/FOUNTAIN/POOL/POND		
Application Fee	\$150.00	\$200.00
Only Two 30 Day Extentions Allowed		
SIGN CONSTRUCTION/SIGN REPLACEMENT (SUBDIVISION)		
Application Fee	\$200.00	
FLAG POLE		
Application Fee (Per Flag Pole)	N/A	\$200.00
NEW FENCE (CEDAR/IRON)		
Application Fee	\$125.00	
NEW SOLID FENCE (STUCCO/STONE/ CONCRETE)		
Application Fee	\$200.00	
TEMPORARY CONSTRUCTION FENCING		
Application Fee	\$100.00	
NEW ROOF		
Application Fee	\$165.00	
ROOF REPAIR		
Application Fee More than 1,500 Sq. Ft.	\$100.00	
REPLACEMENT WINDOW & DOOR ONLY		
Application Fee	\$165.00	
NEW GENERATOR WITH PAD		
Application Fee 22KW to 125KW	\$200.00	
Application Fee 150KW and up	\$300.00	
NEW MAILBOX		
Application Fee	\$50.00	
TEMPORARY CONSTRUCTION TRAILER		
Fee Based Per Individual Trailer	\$100.00	

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

SUB-CONTRACTOR FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
ELECTRICAL T-POLE PERMIT		
Application Fee	\$100.00	\$150.00
NEW CONSTRUCTION ELECTRICAL PERMIT		
New Single Family Electrical Permit	\$500.00	\$600.00
ELECTRICAL REMODEL PERMIT		
Less than 2500 Sq. Ft.	\$300.00	\$400.00 (BH)
2500 to 6000 Sq. Ft.	\$400.00	\$500.00
6000 Plus Sq. Ft.	\$500.00	\$600.00
ELECTRICAL OUTDOOR LIGHTING/SOLAR PANEL/VEHICLE CHARGER/OTHER		
Application Fee	\$100.00	\$200.00
ELECTRICAL NEW GENERATOR (PER GENERATOR)		
22 KW to 125 KW	\$200.00	
150 KW and Up	\$500.00	
ELECTRICAL RECONNECT/ REPLACING SERVICE		
Application Fee	\$100.00	
ELECTRICAL POOL		
Application Fee	\$100.00	
ELECTRICAL ELEVATOR		
Application Fee	\$100.00	\$200.00
ELECTRICAL MISC.		
Application Fee	N/A	\$100.00
MECHANICAL NEW CONSTRUCTION		
Application Fee	\$0.00	
Per Each New Unit (AC & Heating)	\$50.00 Per Unit	\$200.00 Per Unit
MECHANICAL FOR NEW ADDITION/ REMODEL		
Application Fee	\$0.00	
Per New Unit (AC & Heating)	\$50.00 Per Unit	\$100.00 Per Unit
MECHANICAL CHANGE OUT/ REPLACEMENT- HEAT & COLD		
Application Fee	\$0.00	
Per Replacement of (AC & Heating) Units	\$50.00	\$100.00 Per Unit
MECHANICAL WINE ROOM/ MINI SPLIT SYSTEM ONLY		
Application Fee	\$150.00	\$200.00

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

MECHANICAL MISC.		
Coils/Fans/Duct Work (Any Replacement Part) Misc;	\$100.00	
FIRE SPRINKLER/NEW CONSTRUCTION/RENOVATION		
Application Fee	\$100.00	\$200.00
FIRE SPRINKLE/ALARMS/FIRE SUPPRESSION SYSTEM		
Application Fee	\$100.00	\$200.00
FIRE SPRINKLER MISC.		
Application Fee	\$0.00	\$100.00
IRRIGATION		
Application Fee	\$150.00	\$200.00
IRRIGATION REPAIR		
Application Fee (No Fee)	\$0.00	\$100.00
Replacement Heads/Re-Locate		
NEW CONSTRUCTION PLUMBING		
Application Fee	\$500.00	\$600.00
PLUMBING REMODEL/ADDITIONS		
Less than 2500 Sq. Ft.	\$200.00	\$300.00
2500 to 6000 Sq. Ft.	\$300.00	\$400.00
6000 Plus Sq. Ft.	\$400.00	\$500.00
PLUMBING WATER HEATER ONLY REPLACEMENT/WATER CARBON FILTER		
Application Fee	\$75.00	
Add \$10.00 for each Additional Heater	\$10.00	
POOL PLUMBING		
Application Fee P-Trap/Gas/Vac Breaker	\$100.00	\$200.00
PLUMBING SEWER DISCONNECT		
Main House	\$200.00	
Pool	\$150.00	
PLUMBING GAS		
Annual Test, Generator, House, Pool	\$100.00	
PLUMBING MISCELLANEOUS		
Application Fee	\$100.00	

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

DRAINAGE FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
EXPEDITED DRAINAGE FEE		
Non-Residential	\$1,600.00	\$5,000.00
Flat rate New construction	\$1,600.00	\$3,600.00
Pools/Additons/Renovation/Misc.	\$1,600.00	\$2,500.00
DRAINAGE APPEALS		
Application Fee	N/A	\$7,500.00
NEW CONSTRUCTION DRAINAGE		
Application Fee	\$1,500.00	\$2,000.00
DRAINAGE ADDITION/POOL/OTHER		
Application Fee	\$500.00	\$600.00
DRAINAGE REVISION ONLY		
Application Fee	\$500.00	\$600.00
FINAL AS-BUILT TOPOGRAPHICAL SURVEY REVIEW		
Application Fee	\$500.00	\$600.00
FINAL AS-BUILT TOPOGRAPHICAL/CLOSING FEE		
Application Fee	\$500.00	\$600.00
NEW SWIMMING POOL DRAINAGE		
Application Fee	\$500.00	\$600.00
CULVERTS/DITCHES/STREET REPAIR/DRAINAGE/MISC.		
Application Fee	\$500.00	\$300.00
DRAINAGE MISC.		
Application Fee	N/A	\$200.00

TREE FEES		
TREE DISPOSITION DEMO ONLY		
Application Fee	\$100.00	\$200.00
TREE DISPOSITION NEW CONSTRUCTION		
Application Fee	\$200.00	\$300.00
TREE DISPOSITION CONSTRUCTION (REVISION)		
Add An Additional Tree Removal	\$100.00	\$150.00
NEW TREE DISPOSITION ALTERATIONS/REMODELS/POOLS		
Application Fee	\$100.00	

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

TREE DISPOSITION POOL DEMO		
Application Fee	\$100.00	
TREE REMOVAL PER TREE		
Healthy	\$200.00	\$300.00
Dead /Diseased/Pine Bark Beetles	\$0.00	

BOARD OF ADJUSTMENT & PLANNING & ZONING COMMISSION FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
PLANNING & ZONING COMMISSION PLAT FEE		
Application Fee per lot as shown on final plat	\$1,750.00	\$2,000.00
PLANNING & ZONING COMMISSION/SPECIFIC USE PERMIT FEE		
Specific Use Application Fee	\$1,000.00	\$1,500.00
To Amend/Add to the Specific Use Permit within the Same Calendar Year	\$500.00	\$1,000.00
BOARD OF ADJUSTMENT FEE		
Application Fee	\$250.00	\$300.00

OTHER FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
WORKING PRIOR TO PERMITTING		
Permit fee will be double or a min. of \$300 when work is started prior to obtaining a permit or scheduling inspection	N/A	\$300 Min.
Contractor Registration (Calendar Year)	\$60.00	\$75.00
No fee for Electrical, Fire Sprinkler, Mechanical, Plumbing Contractors		
CONTRACTOR PERMIT NAME CHANGE		
Application Fee	N/A	\$150.00
GAS METER DEPOSIT		
Deposit Amount	\$2,000.00	
INSPECTION FEE/RE-INSPECTION FEE		
Rate Per Inspection	\$50.00	\$75.00 (BH +)
NON-RESIDENTIAL INSPECTION/RE-INSPECTION		
Set Fee	N/A	\$125.00
INSPECTOR RATE		
Set Fee Per Inspection	\$45.00	\$55.00

CITY OF PINEY POINT VILLAGE
EXHIBIT A
FEE SCHEDULE

RIGHT-OF-WAY		
Application Fee	\$0.00	
RETURN CHECK (NSF) FEE		
NSF Fee	\$35.00	
PLAN REVISION FEE		
No Square Footage Change Min Plan Revision Fee	\$150.00	
SOLICITORS PERMIT		
Application Fee (Per Applicant/Per Ordinance)	\$150.00	\$250.00
Replacement ID card	N/A	\$50.00
TEMPORARY CERTIFICATE OF OCCUPANCY		
Deposit Amount	\$25,000.00	\$30,000.00
NON-RESIDENTIAL/PROFESSIONAL CONSULTING SERVICES		
Rate Per Hour with 1 Hour Minimum	\$125.00	

ANIMAL CONTROL & RENEWAL FEES		
DESCRIPTION	CURRENT FEE	PROPOSED FEE
ANIMAL CONTROL		
Fee Per Day for Dog or Cat Impoundment	N/A	\$50.00 (BH)
Costs Associated with Vet Care and/or Housing	N/A	\$25.00
NEW CONSTRUCTION RE-NEW FEE		
Re-New Fee 6 Months	N/A	\$150.00
Re-New Fee 9 Months	N/A	\$250.00
Re-New Fee 12 Months	\$150.00	\$500.00
BUILDING PERMIT SHALL BE REVOKED FOR NO WORK MORE THAN 180 CALENDAR DAYS		

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: November 17, 2025

SUBJECT: Consideration and Possible Action Concerning Raintree Circle Improvements.

Agenda Item: 6

Summary:

This item is presented to allow the City Council to discuss potential ways the City may assist residents who live on private streets but pay the same property taxes as all other residents. Raintree Circle is a privately owned street with sixteen homes. The residents have expressed unanimous interest in resurfacing the street and have asked whether the City can help coordinate the work to ensure consistency with the City's paving standards and to take advantage of cost efficiencies when possible.

Although the City traditionally does not maintain or improve private streets, there is precedent for providing limited coordination assistance when the residents fully fund the work. In 2017, the city facilitated improvements on Cheska Lane, also a private street, by allowing the residents to leverage the City's paving contractor and specifications while the residents paid all associated costs. Cheska remained a private street, and no City funds were used.

This discussion also provides an opportunity for Council to evaluate broader policy questions, including:

- How the City might support residents living on private streets when they request improvements.
- Whether coordination assistance should be offered as a standard option when residents fully fund the work.

Recommendation:

No commitment of city funds is proposed. The residents would remain solely responsible for all costs, and the street would remain private.

TO: City Council

FROM: Aliza Dutt, Mayor

MEETING DATE: November 17, 2025

SUBJECT: Consideration and possible action regarding the Mayor's Monthly Report.

Agenda Item: 7

Summary:

This agenda item includes reports from the mayor.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: November 17, 2025

SUBJECT: Discuss and take possible action on the City Administrator's Monthly Report, including selected items.

Agenda Item: 8

The City Administrator will provide information for the Council and the community that contains updates on important city initiatives. Some items listed may call for Council approval and/or delegate authorization under the direction of the Council. Note the following items:

A. Financial Related Items:

- I. Financial Report:** The unaudited financials through October 31, 2025, reflect total revenues of \$9,603,975 (102.9% of budget) and total expenditures of \$8,357,032 (75.4% of budget). Operating expenditures total \$6,581,022, resulting in a net surplus of \$1,246,943, primarily due to the timing of capital project disbursements. Revenue performance remains strong, led by property tax receipts, permit fees from Kinkaid School projects, and cost-share reimbursements. Expenditure trends remain within expectations
- II. Property Tax Report:** The current taxable value is \$3.41 billion, with an adjusted levy of \$8.71 million for the 2025 tax year. Year-to-date collections total approximately \$8.09 million, maintaining a 93% collection rate. The receivable balance is \$8.84 million, including \$146,240 in delinquent prior-year taxes.
- III. Disbursements (greater than \$10,000):**
 1. On Par Civil Services, LLC – Pay Estimate No. 4 – \$480,016.00: Chuckanut Drainage and Paving Improvements (HDR Project No. 10407577). HDR Engineering recommends payment. The invoice represents 98.26% of the total contract amount, with 85% of the contract time expended as of October 31, 2025.
 2. Experts Underground Solutions, LLC – E25-023-001 – \$102,426.00: Blalock Road Repairs. Payment covers completed ditch restoration, storm inlet repair, and right-of-way grading along Blalock Road following recent drainage maintenance activities. Work was performed under city authorization and verified by HDR inspection.
 3. J. Rivas Construction, LLC – HDR Job No. 10420849 – \$26,453.30: Paving Point Repair Project 2025. Work includes asphalt and concrete point repairs at multiple city locations (Wickway Drive, Stayton Circle, Tynewood Drive, and others). A small change order at Stayton Circle extended repairs across the entire street width. HDR reviewed and recommends payment.
 4. Experts Underground Solutions, LLC – Pay Estimate No. 1 – \$81,863.55: Chapelwood Court Drainage Improvements. This first pay estimate represents early mobilization and installation of storm sewer components for the Chapelwood Drainage Improvements Project. HDR Engineering has reviewed and certified the payment application.
- IV. Temporary Certificates of Occupancy (TCO) Reimbursements:** Staff reviewed reimbursement requests related to an expired / non-compliant TCO. Due to the extensive

time elapsed since issuance and incomplete compliance documentation, the staff recommends denial of the pending TCO reimbursement.

- B. Right-of-Way Request – Little Free Library (400 Block of Blalock Road)** - A resident has requested authorization to install a Little Free Library within the right-of-way at the 400 block of Blalock Road. The proposed structure measures approximately 50–55 inches tall and 13 inches wide, finished in “cypress green” to blend with the surrounding tree line. The location presents no known visibility or utility conflicts.

Recommendation:

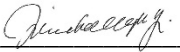
Action: Approve disbursements greater than \$10,000, as presented.

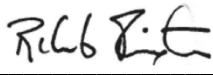
FINANCIAL REPORT



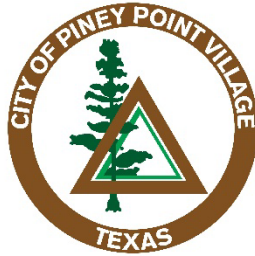
CITY OF PINEY POINT VILLAGE, TEXAS
FINANCIAL REPORT
(UNAUDITED)
AS OF OCTOBER 31, 2025

The Finance Director and City Administrator confirm that the Financial Statement for the month presented has been reviewed. To the best of our knowledge and belief, this statement accurately reflects the city's current financial position.

Finance Director Signature:  Date: 11/12/2025

City Administrator Signature:  Date: 11/12/2025

For more information, contact:
The City of Piney Point Village
7660 Woodway Dr., Suite 460
Houston, TX 77063
713-230-8703
www.cityofpineypoint.com



CITY OF PINEY POINT VILLAGE FINANCIAL REPORT

OCTOBER 2025 FINANCIALS

This report provides an overview of the city's financial operations up to October 2025, which is the tenth month of the fiscal year. The beginning balances have been audited. The budget figures reflect the amended amounts that were adjusted from the original adopted budget for the fiscal year, as approved by the council.

General Fund

	Prior YTD	Budget	Month	YTD
Total Revenues	\$8,946,638	\$9,337,577	\$180,975	\$9,603,975
Total Expenditures	\$7,278,252	\$11,086,209	\$847,608	\$8,357,032
Over/(Under)	\$1,668,386	(\$1,748,632)	(\$666,634)	\$1,246,943

	Prior YTD	Budget	Month	YTD
Operating Revenues	\$8,793,893	\$9,299,629	\$174,968	\$9,318,000
Operating Expenditures	\$6,517,147	\$8,076,719	\$616,212	\$6,581,022
Over/(Under)	\$2,276,747	\$1,222,910	(\$441,244)	\$2,736,978

1. Total revenues amount to \$9,603,975, representing 102.9% of the approved budget and exceeding last year-to-date figures by 7.3%. This increase is primarily attributable to the timing of property tax collection, permit revenue, CIP Cost Share, Court Revenue, and Kinkaid contribution.
 - a. Property tax received for the M&O or general fund totals \$7,183,706, representing 101% of the budget and 74.8% of total general fund revenue. This amount is \$236,843 higher than last year's collection. The adopted rate includes \$0.255140 for M&O and \$0.027878 for I&S to finance the annual bond debt. Property tax payments are delinquent after February 1, 2025. The City contracts with Spring Branch ISD for tax collection, aiming for a 99% collection rate. Please refer to the monthly tax office report for updates.

In October, the City received a total of \$8,831.99 for tax year 2025, consisting of \$8,509.71 for M&O and \$322.28 for I&S. This amount is deferred, as it pertains to the next fiscal year's budget.

- b. Sales tax collected in October reached \$439,912, or 95.5% of the projected annual total of \$460,725. This marks a \$26,891 increase (6.5%) from last year's collection of \$413,022. Sales collections are projected to account for 4.93% of the total general fund revenue.
- c. Franchise fee collections through October totaled \$242,377, including \$14,635 for the cable franchise, \$227,022 for the electric franchise, and \$721 for telephone and wireless franchise fees. The city anticipates collecting over \$400,000 in franchise fees, as cable and wireless remain outstanding at this time.
- d. Court revenue is \$169,316, which is 131.3% of our budget and \$61,000 higher than last year. Court fines account for \$154,968, while the remaining \$14,349 is primarily restricted for special purposes such as court security or technology improvements. The city has currently surpassed the 2024 year-end collection of \$133,741.
- e. Licenses and permits total \$801,869, which is 154.1% of the budget and 68.1% higher than last year-to-date. Permits and inspection fees constitute 91.8% of the revenue in this category. The current collection fee for drainage reviews is \$54,050. The city has received permits for Phases 2.5 and 3 of the Kinkaid School projects. It is expected that additional permit fees will be collected from subcontractors associated with this project. Since this project was not included in the budget calculations, it is anticipated to generate an unexpected surplus for the fund balance.
- f. Alarm registrations total \$20,400, which is 86.8% of the annual budget projection. This amount is \$2,650 lower than last year's year-to-date. Annual alarm registrations are essential for maintaining up-to-date emergency information for individuals' properties. However, alarm registrations are to be handled directly under the police department beginning in 2026.
- g. The Interest revenue totals \$352,919, representing 88.2% of the budget and reflecting a decrease of \$55,753 compared to the prior year. This decline was anticipated and is primarily due to lower interest rates. Despite the reduction, revenues are projected to align with original budget expectations. On September 17, 2025, the Federal Reserve reduced its benchmark interest rate by 25 basis points, setting the target range at 4.00%–4.25%. A subsequent rate cut of 25 basis points on October 29, 2025, further lowered the target range to 3.75%–4.00%. These actions reflect the Federal Reserve's ongoing efforts to support economic stability. As a result of these rate cuts, deposit interest revenue is expected to decline, as financial institutions typically reduce the rates paid on deposits following decreases in the federal funds rate.
- h. Other Non-Operating Revenue totaled \$285,975, representing 753.6% of the budget and an increase of 87.2% compared to the same period last year. This amount includes \$178,310 received from residents as cost-share contributions for the Chuckanut Drainage Project and \$47,829 for School Zone Sign Project. Additional revenues in this category include \$27,013 in ambulance revenue from the Fire Department and \$11,853 in miscellaneous revenue, which includes \$4,688.93 from a state opioid settlement, a \$4,000 contribution from HDR Engineering Co. in support of the community holiday event

and other minor receipts. Also included is \$20,969 in credit card processing fees recovered, classified under this category.

- i. Contributions and Mitigations total \$107,500 from Kinkaid.
2. The city allocated \$8,076,719 as operating with an additional \$3,009,490 as capital programming providing a total budget of \$11,086,209. Total current expenditures are \$8,357,032, 75.4% of the budget and 14.8% more than last YTD. Operating expenditure is \$6,581,022, accounting for 81.5% of the budget and showing a similar trend to last year to date.
3. Divisions and categories that are currently trending higher in expenditures are as follows:
 - a. Police Services at \$2,356,969 or 87.9% due to the practice of providing two months of service payments at the beginning of the year, as agreed for adequate MVPD operational cash flow.
 - b. Fire Services at \$1,851,450 or 87.5% representing 1.5 months of service payments at the beginning of the year for adequate VFD operational cash flow.
 - c. Building Services at \$263,404 or 87.2%, primarily attributable to inspection services, drainage review, and plan review. The surplus revenue generated from permit fees is adequately offsetting this additional expense and is therefore not a cause for concern.
 - d. The Municipal Court is \$33,063, or 93.1%, due to the resignation of the previous court clerk, necessitating additional contract services. The increase included costs for an outside consultant, prosecutor services, and translation services. The recent budget amendment did offset this increase. The external consultancy services have successfully trained our staff. The contract clerk services were successfully phased out due to the retained knowledge. The department is operating effectively, with revenues from fines covering both operational expenses and designated salaries (allocated in Admin).
4. Capital expenditures at \$1,776,009 through October.
5. The original budget allocated \$1,650,390 from reserved cash to fund a portion of the \$3,009,490 designated for capital programs. In the amended budget, this allocation was increased to \$1,748,632. As reported in the 2024 audit, the General Fund's reserved cash increased by \$587,470, from an ending balance of \$5,650,147 on December 31, 2023, to \$6,237,617 on December 31, 2024. Revenues currently exceed expenditures by \$1,246,943, largely due to the timing of capital project spending. When combined with the beginning fund balance, available resources for the month total more than \$8 million. However, with major capital projects planned for 2025—including General Paving Improvements, Chuckanut Drainage & Paving, and Windermere Outfall (V2)- the projected year-end fund balance with its allocated use is forecasted to be approximately \$7.4 million.

Debt Service Fund

	Prior YTD	Budget	Month	YTD
Total Revenues	\$897,816	\$902,719	\$3,118	\$913,055
Total Expenditures	\$884,200	\$881,325	\$0	\$878,825
Over/(Under)	\$13,616	\$21,394	\$3,118	\$34,230

6. Revenues are \$913,055, 101.4% of the budget, with \$889,291 from property tax collections. The adopted rate designated for interest and sinking is \$0.027878 as the requirement to finance the annual bond debt. The budget incorporates a 99% collection rate based on trends from past collection years.
7. Expenditures are \$878,825, 99.7% of the budget, as debt service principal payments are semiannual.
 - a. Two Principal payments were disbursed, \$430,000 for GO Series 2015 and \$410,000 for GO Series 2017.
 - b. In addition, payments of interest due include \$5,375 for GO Series 2015 and \$31,950 for GO Series 2017. Current debt obligations are scheduled through 2027. Both bonds are non-callable, foregoing early payments.

FOR MORE INFORMATION: This summary report is based on detailed information generated by the City's Administration. If you have any questions or would like additional information on this report, please contact city administration at 713-230-8703.



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: October 31, 2025

GENERAL FUND SUMMARY

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	6,946,863	7,112,732	6,538	7,183,706	101.0%	(70,974)
SALES TAXES	413,022	460,725	41,280	439,912	95.5%	20,813
FRANCHISE TAXES	280,888	409,872	22,702	242,377	59.1%	167,495
COURT REVENUE	108,316	129,000	25,052	169,316	131.3%	(40,316)
PERMITS & INSPECTIONS	477,083	520,300	51,225	801,869	154.1%	(281,569)
ALARM REGISTRATIONS	23,050	23,500	300	20,400	86.8%	3,100
GOVERNMENTAL CONT. (METRO)	136,000	136,000	0	0	0.0%	136,000
PILOT FEES (KINKAID)	0	107,500	0	107,500	100.0%	0
INTEREST	408,672	400,000	27,871	352,919	88.2%	47,081
TOTAL OPERATING	8,793,893	9,299,629	174,968	9,318,000	100.2%	(18,371)
OTHER NON-OPERATING PROCEEDS	152,745	37,948	6,006	285,975	753.6%	(248,027)
TOTAL NON-OPERATING	152,745	37,948	6,006	285,975	753.6%	(248,027)
TOTAL REVENUES	\$8,946,638	\$9,337,577	\$180,975	\$9,603,975	102.9%	(\$266,398)
	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
EXPENDITURES						
PUBLIC SERVICE DIVISION						
POLICE SERVICES	2,411,792	2,681,790	220,471	2,356,969	87.9%	324,821
FIRE SERVICES	1,821,603	2,115,943	176,329	1,851,450	87.5%	264,493
SANITATION COLLECTION	434,567	621,596	53,335	460,128	74.0%	161,468
OTHER PUBLIC SERVICES	19,783	36,900	7,531	22,908	62.1%	13,992
PUBLIC SERVICE DIVISION	4,687,745	5,456,229	457,666	4,691,456	86.0%	764,773
OPERATIONS						
CONTRACT SERVICES	374,200	476,500	8,858	354,477	74.4%	122,023
BUILDING SERVICES	257,832	302,200	25,710	263,404	87.2%	38,796
GENERAL GOVERNMENT	931,836	1,417,850	95,572	1,018,409	71.8%	399,441
MUNICIPAL COURT	20,604	35,510	3,595	33,063	93.1%	2,447
PUBLIC WORKS	244,931	388,430	24,812	220,214	56.7%	168,216
OPERATION DIVISIONS	1,829,402	2,620,490	158,546	1,889,567	72.1%	730,923
TOTAL PUBLIC & OPERATING	\$6,517,147	\$8,076,719	\$616,212	\$6,581,022	81.5%	\$1,495,697
NON-OPERATING						
CAPITAL PROGRAMS	761,105	3,009,490	231,396	1,776,009	59.0%	1,233,481
TOTAL NON-OPERATING	761,105	3,009,490	231,396	1,776,009	59.0%	1,233,481
TOTAL EXPENDITURES	\$7,278,252	\$11,086,209	\$847,608	\$8,357,032	75.4%	\$2,729,178
REVENUE OVER/(UNDER) EXPENDITURES	1,668,386	(1,748,632)	(666,634)	1,246,943		



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: October 31, 2025

GENERAL FUND REVENUES

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>Tax Collection</u>							
10-4101	Property Tax (M&O)	6,946,863	7,112,732	6,538	7,183,706	101.0%	(70,974)
	Unearned/Adjusted	0	0	0			0
	Total Property Tax :	6,946,863	7,112,732	6,538	7,183,706	101.0%	(70,974)
10-4150	Sales Tax	413,022	460,725	41,280	439,912	95.5%	20,813
	Total Tax Collection:	7,359,885	7,573,457	47,818	7,623,619	100.7%	(50,162)
<u>Permits & Inspections</u>							
10-4203	Plat Reviews	1,750	1,000	0	1,750	175.0%	(750)
10-4205	Contractor Registration	5,790	8,800	570	8,970	101.9%	(170)
10-4206	Drainage Reviews	54,950	50,000	2,350	54,050	108.1%	(4,050)
10-4207	Permits & Inspection Fees	413,593	460,000	48,305	735,849	160.0%	(275,849)
10-4208	Board of Adjustment Fees	1,000	500	0	1,250	250.0%	(750)
	Total Permits & Inspections:	477,083	520,300	51,225	801,869	154.1%	(281,569)
<u>Municipal Court</u>							
10-4300	Court Fines	99,816	120,000	23,131	154,968	129.1%	(34,968)
10-4301	Building Security Fund	2,975	3,000	0	2,858	95.3%	142
10-4302	Truancy Prevention	3,036	3,000	686	5,124	170.8%	(2,124)
10-4303	Local Municipal Tech Fund	2,429	2,950	0	2,333	79.1%	617
10-4304	Local Municipal Jury Fund	61	50	14	102	93.7%	(52)
10-4311	Local Municipal Court BLD SEC			1,221	3,930	93.7%	(3,930)
	Total Municipal Court:	108,316	129,000	25,052	169,316	131.3%	(40,316)
<u>Investment Income</u>							
10-4400	Interest Revenue	408,672	400,000	27,871	352,919	88.2%	47,081
	Total Investment Income:	408,672	400,000	27,871	352,919	88.2%	47,081
<u>Agencies & Alarms</u>							
10-4508	SEC-Registration	23,050	23,500	300	20,400	86.8%	3,100
	Total Agencies & Alarms:	23,050	23,500	300	20,400	86.8%	3,100
<u>Franchise Revenue</u>							
10-4602	Cable Franchise	41,819	85,153	0	14,635	17.2%	70,518
10-4605	Power/Electric Franchise	227,020	272,419	22,702	227,022	83.3%	45,397
10-4606	Gas Franchise	0	25,000	0	0	0.0%	25,000
10-4607	Telephone Franchise	1,505	3,300	0	715	0.0%	2,585
10-4608	Wireless Franchise	10,543	24,000	0	6	0.0%	23,994
	Total Franchise Revenue:	280,888	409,872	22,702	242,377	59.1%	167,495
<u>Donations & In Lieu</u>							
10-4702	Kinkaid School Contribution	0	107,500	0	107,500	100.0%	0
10-4703	Metro Congested Mitigation	136,000	136,000	0	0	0.0%	136,000
10-4704	Intergovernmental Revenues	0	0	0	0		0
10-4705	Ambulance	31,744	0	0	27,013		(27,013)
10-4800	Misc Income	33,223	9,000	4,000	11,853	131.7%	(2,853)
10-4803	CIP Cost Share	69,434	8,948	0	226,139		(217,191)
10-4804	Credit Card Fees	18,344	20,000	2,006	20,969		(969)
	Total Donations & In Lieu:	288,745	281,448	6,006	393,475	139.8%	(112,027)
	Total Revenue Received	8,946,638	9,337,577	180,975	9,603,975	102.9%	(266,398)
	TOTAL REVENUES:	\$8,946,638	\$9,337,577	180,975	9,603,975	102.9%	(\$266,398)



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: October 31, 2025

GENERAL FUND EXPENDITURES

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>PUBLIC SERVICE DIVISION</u>							
<u>Community Events</u>							
10-510-5001	Community Celebrations	3,259	6,000	2,146	5,691	94.9%	309
10-510-5002	Public Relations	3,599	15,000	4,044	4,044	27.0%	10,956
	Community Events:	6,858	21,000	6,190	9,735	46.4%	10,956
<u>Police Services</u>							
10-510-5010	MVPD Operations	2,315,225	2,625,123	220,471	2,300,302	87.6%	324,821
10-510-5011	MVPD Auto Replacement	46,667	48,000	0	48,000	100.0%	0
10-510-5012	MVPD Capital Expenditure	49,900	8,667	0	8,667	n/a	0
	Police Services:	2,411,792	2,681,790	220,471	2,356,969	87.9%	324,821
<u>Miscellaneous</u>							
10-510-5020	Miscellaneous		0	0	0	n/a	0
	Total Miscellaneous:	0	0	0	0	n/a	0
<u>Sanitation Collection</u>							
10-510-5030	Sanitation Collection	426,992	604,553	52,289	451,106	74.6%	153,447
10-510-5031	Sanitation Fuel Charge	7,574	17,043	1,046	9,022	52.9%	8,021
	Sanitation Collection:	434,567	621,596	53,335	460,128	74.0%	161,468
<u>Library Services</u>							
10-510-5040	Spring Branch Library		1,500			0.0%	1,500
	Library Services:	0	1,500	0	0	0.0%	1,500
<u>Street Lighting Services</u>							
10-510-5050	Street Lighting	12,925	14,400	1,341	13,173	91.5%	1,227
	Street Lighting Services:	12,925	14,400	1,341	13,173	91.5%	1,227
<u>Fire Services</u>							
10-510-5060	Villages Fire Department	1,821,603	2,115,943	176,329	1,851,450	87.5%	264,493
	Fire Services:	1,821,603	2,115,943	176,329	1,851,450	87.5%	264,493
	TOTAL PUBLIC SERVICE:	\$4,687,745	\$5,456,229	\$457,666	\$4,691,456	86.0%	\$764,465

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>CONTRACT SERVICE DIVISION</u>							
10-520-5101	Grant Administration	0	0			n/a	0
10-520-5102	Accounting/Audit	24,989	25,000	0	20,592	82.4%	4,408
10-520-5103	Engineering	184,738	220,000	0	200,380	91.1%	19,620
10-520-5104	Legal	60,739	100,000	2,833	43,099	43.1%	56,902
10-520-5105	Tax Appraisal-HCAD	58,795	64,000	0	48,739	76.2%	15,261
10-520-5107	Animal Control	3,716	2,300	320	2,074	90.2%	227
10-520-5108	IT Hardware/Software & Support	16,692	41,200	2,690	25,408	61.7%	15,792
10-520-5110	Mosquito Control	24,530	24,000	3,015	14,186	59.1%	9,814
TOTAL CONTRACT SERVICE DIVISION:		\$374,200	\$476,500	\$8,858	\$354,477	74.4%	\$122,023
<u>BUILDING SERVICE DIVISION</u>							
<u>Building & Inspection Services</u>							
10-530-5108	Information Technology	0					
10-530-5152	Drainage Reviews	97,849	103,000	11,418	98,042	95.2%	4,958
10-530-5153	Electrical Inspections	18,180	15,000	1,530	22,770	151.8%	(7,770)
10-530-5154	Plat Reviews	0	500	0	0	0.0%	500
10-530-5155	Plan Reviews	36,000	50,000	4,000	36,000	72.0%	14,000
10-530-5156	Plumbing Inspections	21,780	18,000	1,710	21,825	121.3%	(3,825)
10-530-5157	Structural Inspections	30,555	30,000	2,025	30,780	102.6%	(780)
10-530-5158	Urban Forester	30,400	45,000	2,120	28,520	63.4%	16,480
10-530-5160	Mechanical Inspections	5,895	8,500	405	4,860	57.2%	3,640
Building and Inspection Services:		240,659	270,000	23,208	242,797	89.9%	27,203
<u>Supplies and Office Expenditures</u>							
10-530-5204	Dues & Subscriptions	0	500	0	0	n/a	500
10-530-526	Legal Notices	2,255					
10-530-5207	Misc Supplies	735	1,000	0	30	n/a	970
10-530-5209	Office Equipment & Maintenance		500	0	0	n/a	500
10-530-5210	Postage		900	0	0	n/a	900
10-530-5215	Travel & Training		300	0	0	n/a	300
Supplies and Office Expenditures:		2,990	3,200	0	30	n/a	3,170
<u>Insurance</u>							
10-530-5403	Credit Card Charges	14,183	29,000	2,502	20,577	71.0%	8,423
Insurance:		14,183	29,000	2,502	20,577	71.0%	8,423
TOTAL BUILDING SERVICE DIVISION:		\$257,832	\$302,200	\$25,710	\$263,404	87.2%	\$38,796

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
GENERAL GOVERNMENT DIVISION							
<u>Administrative Expenditures</u>							
10-540-5108	Information Technology	40,678	47,000	2,356	34,409	73.2%	12,591
10-540-5201	Administrative/Professional Fe	9,105	16,505	0	15,188	92.0%	1,318
10-540-5202	Auto Allowance/Mileage	7,171	7,200	612	6,115	84.9%	1,085
10-540-5203	Bank Fees	721	2,200	6	1,032	46.9%	1,168
10-540-5204	Dues/Seminars/Subscriptions	3,422	3,600	505	6,361	176.7%	(2,761)
10-540-5205	Elections	489	750	0	78	10.5%	672
10-540-5206	Legal Notices	4,732	8,000	0	6,683	83.5%	1,317
10-540-5207	Miscellaneous	633	5,000	74	367	7.3%	4,633
10-540-5208	Citizen Communication	4,691	8,000	1,903	5,711	71.4%	2,289
10-540-5209	Office Equipment & Maintenance	6,556	10,000	712	6,531	65.3%	3,469
10-540-5210	Postage	232	2,000	0	444	22.2%	1,556
10-540-5211	Meeting Supplies	8,090	7,500	557	6,181	82.4%	1,319
10-540-5212	Rent/Leasehold/Furniture	111,786	155,142	13,029	119,619	77.1%	35,523
10-540-5213	Supplies/Storage	28,697	30,000	1,879	18,004	60.0%	11,996
10-540-5214	Telecommunications	10,835	16,000	1,308	9,846	61.5%	6,154
10-540-5215	Travel & Training	0	2,500	0	408	16.3%	2,092
10-540-5216	Statutory Legal Notices	0	1,500	0	0	0.0%	1,500
Administrative Expenditures:		237,839	322,897	22,941	236,977	73.4%	85,920
<u>Wages & Benefits</u>							
10-540-5301	Gross Wages	477,150	741,125	53,346	562,383	75.9%	178,742
10-540-5302	Overtime/Severance	2,074	10,000	72	592	5.9%	9,408
10-540-5303	Temporary Personnel		0	0	0		0
10-540-5306	FICA/Med/FUTA Payroll Tax Exp	37,195	54,203	4,121	42,537	78.5%	11,666
10-540-5310	TMRS (City Responsibility)	101,250	156,114	12,171	112,479	72.0%	43,635
10-540-5311	Payroll Process Exp-Paychex	3,072	4,000	290	3,122	78.0%	878
Wages & Benefits:		620,742	965,442	70,000	721,112	74.7%	244,330
<u>Insurance</u>							
10-540-5353	Employee Insurance	62,521	113,811	2,631	60,319	53.0%	53,492
10-540-5354	General Liability	6,884	10,000	0	0	0.0%	10,000
10-540-5356	Workman's Compensation	3,850	4,500	0	0	0.0%	4,500
Insurance:		73,255	128,311	2,631	60,319	47.0%	67,992
<u>Other</u>							
10-540-5403	Credit Card Charges (Adm)	0	1,200	0	0	n/a	1,200
10-540-5710	Intergovernmental Expenditure		0				
Intergovernmental:		0	1,200	0	0	n/a	1,200
TOTAL GENERAL GOVERNMENT DIVISION:		\$931,836	\$1,417,850	\$95,572	\$1,018,409	71.8%	\$399,441

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>MUNICIPAL COURT DIVISION</u>							
<u>Supplies & Office Expenditures</u>							
10-550-5207	Misc Supplies		250	0	0	n/a	250
10-550-5213	Office Supplies	1,029	2,000	0	0	n/a	2,000
10-550-5215	Travel & Training	650	1,750	475	1,017	n/a	733
	Supplies and Office Expenditures:	1,679	4,000	475	1,017	n/a	2,983
<u>Insurance</u>							
10-550-5353	Employee Insurance		0			n/a	0
	Insurance:	0	0	0	0	n/a	0
<u>Court Operations</u>							
10-550-5403	Credit Card Charges	4,725	6,510	620	5,501	84.5%	1,009
10-550-5404	Judge/Prosecutor/Interpreter	14,200	25,000	2,500	26,900	107.6%	(1,900)
10-550-5417	Time Payment Reimbursement Fee			0	(355)		355
	Court Operations:	18,925	31,510	3,120	32,046	101.7%	(891)
	TOTAL MUNICIPAL COURT DIVISION:	\$20,604	\$35,510	\$3,595	\$33,063	93.1%	\$2,092
<u>PUBLIC WORKS MAINTENANCE DIVISION</u>							
<u>Supplies & Office Expenditures</u>							
10-560-5108	Information Technology	3,044	2,500	0	0		2,500
10-560-5207	Misc Supplies	88	500	103	556	n/a	(56)
10-560-5213	Office Supplies		0			n/a	0
10-560-5215	Travel & Training		1,000	0	0	n/a	1,000
	Supplies and Office Expenditures:	\$ 3,132	\$ 4,000	\$ 103	\$ 556	13.9%	3,444
<u>Insurance</u>							
10-560-5353	Employee Insurance		0			n/a	0
	Insurance:	0	0	0	0	n/a	0
<u>Maintenance & Repair</u>							
10-560-5501	Public Works Maintenance	0	0			n/a	0
10-560-5501	TCEQ & Harris CO Permits	1,766	1,850	0	2,166	117.1%	(316)
10-560-5504	Landscaping Maintenance	83,054	134,280	11,706	107,495	80.1%	26,785
10-560-5505	Fuel & Oil	1,587	1,000	195	2,291	229.1%	(1,291)
10-560-5506	Right of Way Mowing	22,380	0	0	15,850	#DIV/0!	(15,850)
10-560-5507	Traffic Control	25,946	20,000	8,344	12,848	64.2%	7,152
10-560-5508	Water Utilities	5,744	2,800	1,841	8,885	317.3%	(6,085)
10-560-5509	Tree Care/Removal	53,109	40,000	1,560	25,371	63.4%	14,629
10-560-5510	Road/Drainage Maintenance	3,301	1,500	0	348	23.2%	1,152
10-560-5515	Community Beautification	35,831	100,000	0	769	0.8%	99,231
10-560-5516	Equipment Maintenance	1,462	3,000	1,063	2,829	94.3%	171
10-560-5517	Street Maintenance	7,619	10,000	0	8,374	83.7%	1,626
	Maintenance and Repair:	241,799	314,430	24,709	187,224	59.5%	127,206
<u>Capital Equipment</u>							
10-560-5600	Capital Equipment		70,000	0	32,433		37,567
	Capital Equipment:	0	70,000	0	32,433	46.3%	37,567
	TOTAL PUBLIC WORKS DIVISION:	\$244,931	\$388,430	\$24,812	\$220,214	56.7%	\$168,216

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>CAPITAL OUTLAY PROGRAMS</u>							
<u>General Capital / Maintenance Programs</u>							
10-570-5602	Drainage Ditch Maintenance		0				0
10-570-5606	Road/Drainage Projects		0		n/a		0
10-570-5701	2019 Maintenance Projects		0		n/a		0
10-570-5702	2020 Paving Improvements		0		n/a		0
10-570-5703	2021 Paving Improvements		0		n/a		0
10-570-5806	Drainage and Sidewalks		0		n/a		0
		0	0	0	0	n/a	0
<u>Major Capital / Maintenance Programs</u>							
	Surrey Oaks		0			n/a	0
10-570-5808	Wilding Lane	0	0			n/a	0
10-580-5809	96" Stormwater Replacement	195,501	0			n/a	0
10-580-5810	Tokeneke - Country Squire		0				
10-580-5811	Capital Programming	558,711	3,009,490	231,396	1,776,009	59.0%	
10-580-5821	Williamsburg		0				
10-580-5822	Bothwell Way		0				
10-580-5823	Windermere Outfall Project		0				
10-580-5824	Smithdale Landscape/Sidewalk		0				
10-580-5825	Community Beautification	6,894	0				
10-580-5826	Harris Co. Signal Participation		0				
	Capital Programming		0				
		761,105	3,009,490	231,396	1,776,009	n/a	0
TOTAL CAPITAL OUTLAY PROGRAMS:		\$761,105	\$3,009,490	\$231,396	\$1,776,009	59.0%	\$0
TOTAL EXPENDITURES:		\$7,278,252	\$11,086,209	\$847,608	\$8,357,032	75.4%	\$1,495,033



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: October 31, 2025

DEBT SERVICE FUND

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	878,016	877,325	2,043	889,291	101.4%	(11,966)
Unearned/Adjusted	0	0		0		0
Total Property Tax :	878,016	877,325	2,043	889,291	101.4%	(11,966)
INTEREST	19,800	25,394	1,075	23,765		1,629
TOTAL OPERATING	897,816	902,719	3,118	913,055	101.1%	(10,336)
TOTAL REVENUES	\$897,816	\$902,719	\$3,118	\$913,055	101.1%	(\$10,336)
EXPENDITURES						
TAX BOND PRINCIPAL	820,000	840,000	0	840,000	100.0%	0
TAX BOND INTEREST	61,050	37,325	0	37,325	100.0%	0
FISCAL AGENT FEES	3,150	4,000	0	1,500	37.5%	2,500
OPERATING EXPENDITURES	884,200	881,325	0	878,825	99.7%	2,500
TOTAL EXPENDITURES	\$884,200	\$881,325	\$0	\$878,825	99.7%	\$2,500
REVENUE OVER/(UNDER) EXPENDITURES	13,616	21,394	3,118	34,230		

PROPERTY TAX COLLECTION

City of Piney Point Village
Monthly Tax Office Report
October 31, 2025

Prepared by: J Matelske, Tax Assessor/Collector

A. Current Taxable Value \$ 3,412,773,449

B. Summary Status of Tax Levy and Current Receivable Balance:

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Original Levy 0.25514	\$ 8,472,210.45	\$ 7,743,622.72	\$ 16,215,833.17
Carryover Balance	-	170,140.21	170,140.21
Adjustments	235,139.88	220,939.24	456,079.12
Adjusted Levy	8,707,350.33	8,134,702.17	16,842,052.50
Less Collections Y-T-D	8,831.99	7,988,461.44	7,997,293.43
Receivable Balance	<u>\$ 8,698,518.34</u>	<u>\$ 146,240.73</u>	<u>\$ 8,844,759.07</u>

C. COLLECTION RECAP:

Current Month:	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Base Tax	\$ 8,831.99	\$ 8,728.25	\$ 17,560.24
Penalty & Interest	-	6,787.29	6,787.29
Attorney Fees	-	4,341.39	4,341.39
Other Fees	-	-	-
Total Collections	<u>\$ 8,831.99</u>	<u>\$ 19,856.93</u>	<u>\$ 28,688.92</u>

Year-To-Date:	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Base Tax:	\$ 8,831.99	\$ 7,988,461.44	\$ 7,997,293.43
Penalty & Interest	-	84,217.30	84,217.30
Attorney Fees	-	12,477.72	12,477.72
Other Fees	-	332.60	332.60
Total Collections	<u>\$ 8,831.99</u>	<u>\$ 8,085,489.06</u>	<u>\$ 8,094,321.05</u>

Percent of Adjusted Levy	<u>0.10%</u>	<u>92.96%</u>
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City of Piney Point Village
Tax A/R Summary by Year
October 31, 2025

YEAR	BEGINNING BALANCE AS OF 12/31/2024	ADJUSTMENTS	COLLECTIONS	ENDING BALANCE AS OF 10/31/2025
2024	\$ 7,743,622.72	\$ 233,966.85	\$ 7,921,604.05	\$ 55,985.52
23	36,127.12	(6,618.14)	6,109.86	\$ 23,399.12
22	26,920.69	(3,021.89)	1,312.71	\$ 22,586.09
21	25,303.50	(2,895.56)	1,410.88	20,997.06
20	16,377.43	(231.76)	3,998.95	12,146.72
19	16,337.88	-	8,362.55	7,975.33
18	10,155.62	(178.09)	7,130.95	2,846.58
17	4,614.68	-	4,473.16	141.52
16	4,544.66	-	4,473.16	71.50
15	4,153.00	-	4,061.71	91.29
14	3,769.77	(82.17)	3,687.60	-
13	3,385.74	-	3,385.74	-
12	2,670.93	-	2,670.93	-
11	3,102.36	-	3,102.36	-
10	2,929.15	-	2,929.15	-
09	2,658.75	-	2,658.75	-
08	2,412.94	-	2,412.94	-
07	2,385.09	-	2,385.09	-
06	2,290.90	-	2,290.90	-
	<u>\$ 7,913,762.93</u>	<u>\$ 220,939.24</u>	<u>\$ 7,988,461.44</u>	<u>\$ 146,240.73</u>

DISBURSEMENTS
(> \$10,000)

On Par Civil Services, LLC – Pay Estimate No. 4 – \$480,016.00



November 11, 2025

Mr. Bobby Pennington
City of Piney Point Village
7660 Woodway, Suite 460
Houston, TX 77063

Re: Pay Estimate No. 4
Chuckanut Drainage and Paving Improvements Project
City of Piney Point Village
HDR Job No. 10407577

Dear Mr. Pennington:

Enclosed please find one copy of the following items for the above referenced project:

1. On Par Civil Services, LLC - Pay Estimate No. 4.

The amount of the Pay Estimate No. 4 is **\$480,016.00**. The total billing for the project represents 98.26% of the contract amount. As of October 31, 2025 the contract time expended was 85.00%.

HDR Engineering, Inc. has reviewed this application and recommends payment of said application.

If you have any questions, please call me.

Sincerely,

HDR ENGINEERING, INC.

John Peterson, P.E., CFM
Senior Project Manager

Signing for:
Aaron Croley, P.E., CFM
Project Manager

cc: Mr. Rogelio Munoz – On Par Civil Services, LLC

APPLICATION FOR PAYMENT NUMBER: 4

PROJECT: Chuckanut Drainage and Paving Improvements

CONTRACTOR: On Par Civil Services LLC, 1220 Blalock Rd, Suite 300, Houston, TX 77055

OWNER: City of Piney Point, 7660 Woodway, Suite 460, Houston, Texas 77063

OWNERS PROJECT NO: _____ **ENGINEERS PROJECT NO:** 10407577

PAY PERIOD FROM: October 1, 2025 TO: October 31, 2025

ORIGINAL CONTRACT SUM:	\$ 970,993.00
NET CHANGE BY CHANGE ORDER:	\$ -
CONTRACT SUM TO DATE:	\$ 970,993.00
INSTALLATIONS:	\$ 954,113.00
LESS 10% RETAINAGE ON FIRST \$400,000.00 :	\$ 40,000.00
LESS 5% RETAINAGE:	\$ 27,705.65
LESS PREVIOUS PAYMENTS:	\$ 406,391.35
AMOUNT DUE THIS APPLICATION:	<u>\$ 480,016.00</u>

ACCOMPANYING DOCUMENTATION: Engineer's Estimate No. 4

ENGINEER'S CERTIFICATION:

PAYMENT OF THE ABOVE AMOUNT DUE THIS APPLICATION IS RECOMMENDED

DATE: November 11, 2025

HDR Engineering, Inc.



John Peterson, P.E., CFM
Senior Project Manager

Signing for:
Aaron Croley, P.E.
Project Manager



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
PAVING ITEMS:											
1	Traffic Control, complete in place, the sum of:	L.S.	1	\$ 12,000.00	\$ 12,000.00	0.25	\$3,000.00	0.75	\$9,000.00	1.00	\$12,000.00
2	SWP3 Plan, complete in place, the sum of:	L.S.	1	\$ 3,000.00	\$ 3,000.00	0.25	\$750.00	0.75	\$2,250.00	1.00	\$3,000.00
3	Remove and Replace 8" Monolithic Concrete Curb on Asphalt Pavement, per detail in plans, complete in place, the sum of:	L.F.	265	\$ 25.00	\$ 6,625.00	132.50	\$3,312.50	132.50	\$3,312.50	265.00	\$6,625.00
4	Recycled Cement Stabilized Base Course, 8" minimum depth, including the removal of any excess material and microcracking of stabilized base, complete in place, the sum of:	S.Y.	2,500	\$ 23.00	\$ 57,500.00	2500.00	\$57,500.00	0.00	\$0.00	2500.00	\$57,500.00
5	Cement for Base Course (7.5% by weight), complete in place, the sum of:	TON	52	\$ 110.00	\$ 5,720.00	63.00	\$6,930.00	0.00	\$0.00	63.00	\$6,930.00
6	2" Milling of existing asphalt pavement, including hauling and proper disposal, complete in place, the sum of:	S.Y.	2300	\$ 11.00	\$ 25,300.00	2300.00	\$25,300.00	0.00	\$0.00	2300.00	\$25,300.00
7	2" Type D HMA Overlay, including tack coat, complete in place, the sum of:	S.Y.	2300	\$ 115.00	\$ 264,500.00	2300.00	\$264,500.00	0.00	\$0.00	2300.00	\$264,500.00
8	Prime Coat, complete in place, the sum of:	GAL	875	\$ 10.00	\$ 8,750.00	875.00	\$8,750.00	0.00	\$0.00	875.00	\$8,750.00
9	8" Type A HMA black base, complete in place, the sum of:	S.Y.	155	\$ 65.00	\$ 10,075.00	155.00	\$10,075.00	0.00	\$0.00	155.00	\$10,075.00
10	8" Removal of existing asphalt base, including hauling and proper disposal, complete in place, the sum of:	S.Y.	155	\$ 25.00	\$ 3,875.00	0.00	\$0.00	155.00	\$3,875.00	155.00	\$3,875.00
					\$397,345.00		\$380,117.50		\$18,437.50		\$398,555.00
DRAINAGE ITEMS											
11	Temporary Asphalt Point Repair for storm sewer installation, complete in place, the sum of:	S.Y.	45	\$ 35.00	\$ 1,575.00	0.00	\$0.00	45.00	\$1,575.00	45.00	\$1,575.00
12	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 25.00	\$ 500.00	0.00	\$0.00	20.00	\$500.00	20.00	\$500.00
13	Proposed Concrete Collar Storm Sewer Connection to Existing Storm Sewer, complete in place, the sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	0.00	\$0.00	1.00	\$2,000.00	1.00	\$2,000.00
14	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	570	\$ 65.00	\$ 37,050.00	0.00	\$0.00	570.00	\$37,050.00	570.00	\$37,050.00
15	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	250	\$ 125.00	\$ 31,250.00	0.00	\$0.00	250.00	\$31,250.00	250.00	\$31,250.00
16	8" PVC Storm Sewer, stub-out, all depths, complete in place, the sum of:	L.F.	5	\$ 30.00	\$ 150.00	0.00	\$0.00	5.00	\$150.00	5.00	\$150.00
17	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, complete in place, the sum of:	L.F.	70	\$ 30.00	\$ 2,100.00	0.00	\$0.00	120.00	\$3,600.00	120.00	\$3,600.00
18	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00	0.00	\$0.00	5.00	\$2,500.00	5.00	\$2,500.00
19	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	6	\$ 3,600.00	\$ 21,600.00	0.00	\$0.00	6.00	\$21,600.00	6.00	\$21,600.00
20	4'x4' Storm Sewer Box Manhole, including Bedding and Backfill, complete in place, the sum of:	EA.	3	\$ 4,500.00	\$ 13,500.00	0.00	\$0.00	3.00	\$13,500.00	3.00	\$13,500.00
21	Tie-In Proposed Storm Sewer to Existing Inlet, complete in place, the sum of:	EA.	2	\$ 2,000.00	\$ 4,000.00	1.00	\$2,000.00	1.00	\$2,000.00	2.00	\$4,000.00
22	6" PVC (C-900) Water Line Adjustment, to include 30 LF of water line, bends, fittings, and two 6" wet connections, complete in place, the sum of:	EA.	3	\$ 4,000.00	\$ 12,000.00	0.00	\$0.00	1.00	\$4,000.00	1.00	\$4,000.00
23	Remove and Replace Chain Link Fence, complete in place, the sum of:	L.F.	450	\$ 25.00	\$ 11,250.00	0.00	\$0.00	315.00	\$7,875.00	315.00	\$7,875.00
24	Remove and Replace Wood Fence, complete in place, the sum of:	L.F.	450	\$ 30.00	\$ 13,500.00	0.00	\$0.00	383.50	\$11,505.00	383.50	\$11,505.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
25	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	820	\$ 1.00	\$ 820.00	0.00	\$0.00	820.00	\$820.00	820.00	\$820.00
26	Remove tree 0 to 11.99", complete in place, the sum of:	EA.	10	\$ 1,400.00	\$ 14,000.00	0.00	\$0.00	13.00	\$18,200.00	13.00	\$18,200.00
27	Remove tree 12 to 29.99", complete in place, the sum of:	EA.	20	\$ 2,000.00	\$ 40,000.00	0.00	\$0.00	21.00	\$42,000.00	21.00	\$42,000.00
28	Clearance Prune Tree, complete in place, the sum of:	EA.	9	\$ 500.00	\$ 4,500.00	0.00	\$0.00	9.00	\$4,500.00	9.00	\$4,500.00
29	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	130	\$ 5.00	\$ 650.00	0.00	\$0.00	130.00	\$650.00	130.00	\$650.00
30	Install Root Pruning Trench, complete in place, the sum of:	L.F.	180	\$ 10.00	\$ 1,800.00	0.00	\$0.00	180.00	\$1,800.00	180.00	\$1,800.00
					\$213,245.00		\$2,000.00		\$207,075.00		\$209,075.00
#1 CHUCKANUT LANE ITEMS											
31	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	45	\$ 115.00	\$ 5,175.00	22.50	\$2,587.50	22.50	\$2,587.50	45.00	\$5,175.00
32	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 4,000.00	\$ 4,000.00	0.00	\$0.00	1.00	\$4,000.00	1.00	\$4,000.00
33	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	0.00	\$0.00	20.00	\$600.00	20.00	\$600.00
34	Abandon and Grout-Fill Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	2	\$ 200.00	\$ 400.00	0.00	\$0.00	2.00	\$400.00	2.00	\$400.00
35	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	45	\$ 65.00	\$ 2,925.00	0.00	\$0.00	45.00	\$2,925.00	45.00	\$2,925.00
36	Install Long Side Water Service, complete in place, the sum of:	EA.	1	\$ 1,300.00	\$ 1,300.00	0.00	\$0.00	1.00	\$1,300.00	1.00	\$1,300.00
37	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	35	\$ 30.00	\$ 1,050.00	0.00	\$0.00	35.00	\$1,050.00	35.00	\$1,050.00
38	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00	1.00	\$500.00
39	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	0.00	\$0.00	2.00	\$7,200.00	2.00	\$7,200.00
40	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	45	\$ 1.00	\$ 45.00	0.00	\$0.00	45.00	\$45.00	45.00	\$45.00
41	Remove, Salvage, and Reinstall Post Metal Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
42	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00	1.00	\$500.00
43	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	106	\$ 5.00	\$ 530.00	0.00	\$0.00	106.00	\$530.00	106.00	\$530.00
44	Install Root Pruning Trench, complete in place, the sum of:	L.F.	20	\$ 10.00	\$ 200.00	0.00	\$0.00	20.00	\$200.00	20.00	\$200.00
					\$24,675.00		\$2,587.50		\$21,837.50		\$24,425.00
#2 CHUCKANUT LANE ITEMS											
45	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	40	\$ 115.00	\$ 4,600.00	20.00	\$2,300.00	20.00	\$2,300.00	40.00	\$4,600.00
46	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 4,000.00	\$ 4,000.00	0.00	\$0.00	1.00	\$4,000.00	1.00	\$4,000.00
47	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	0.00	\$0.00	20.00	\$600.00	20.00	\$600.00
48	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	80	\$ 65.00	\$ 5,200.00	0.00	\$0.00	80.00	\$5,200.00	80.00	\$5,200.00
49	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	55	\$ 30.00	\$ 1,650.00	0.00	\$0.00	55.00	\$1,650.00	55.00	\$1,650.00
50	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	0.00	\$0.00	1.00	\$3,600.00	1.00	\$3,600.00
51	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	4	\$ 500.00	\$ 2,000.00	0.00	\$0.00	4.00	\$2,000.00	4.00	\$2,000.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
52	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	80	\$ 1.00	\$ 80.00	0.00	\$0.00	80.00	\$80.00	80.00	\$80.00
53	Install Short Side Water Service, complete in place, the sum of:	EA.	1	\$ 850.00	\$ 850.00	0.00	\$0.00	1.00	\$850.00	1.00	\$850.00
54	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
55	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00	1.00	\$500.00
56	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	165	\$ 5.00	\$ 825.00	0.00	\$0.00	165.00	\$825.00	165.00	\$825.00
57	Install Root Pruning Trench, complete in place, the sum of:	L.F.	55	\$ 10.00	\$ 550.00	0.00	\$0.00	55.00	\$550.00	55.00	\$550.00
					\$24,705.00		\$2,300.00		\$22,155.00		\$24,455.00
#2 EASEMENT ITEMS											
58	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	45	\$ 115.00	\$ 5,175.00	45.00	\$5,175.00	0.00	\$0.00	45.00	\$5,175.00
59	18"x28" RCAP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	155	\$ 210.00	\$ 32,550.00	155.00	\$32,550.00	0.00	\$0.00	155.00	\$32,550.00
60	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	45	\$ 30.00	\$ 1,350.00	45.00	\$1,350.00	0.00	\$0.00	45.00	\$1,350.00
61	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	2.00	\$7,200.00	0.00	\$0.00	2.00	\$7,200.00
62	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	L.F.	2	\$ 400.00	\$ 800.00	2.00	\$800.00	0.00	\$0.00	2.00	\$800.00
63	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	155	\$ 1.00	\$ 155.00	155.00	\$155.00	0.00	\$0.00	155.00	\$155.00
64	Remove and Dispose of Existing Retaining Wall and associated sections of existing decomposed granite pad, complete in place, the sum of:	L.F.	25	\$ 220.00	\$ 5,500.00	25.00	\$5,500.00	0.00	\$0.00	25.00	\$5,500.00
65	Remove tree 0 to 11.99", complete in place, the sum of:	EA.	2	\$ 1,400.00	\$ 2,800.00	0.00	\$0.00	2.00	\$2,800.00	2.00	\$2,800.00
66	Remove tree 12 to 29.99", complete in place, the sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	0.00	\$0.00	1.00	\$2,000.00	1.00	\$2,000.00
					\$57,530.00		\$52,730.00		\$4,800.00		\$57,530.00
#4 CHUCKANUT LANE ITEMS											
67	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	25	\$ 115.00	\$ 2,875.00	12.50	\$1,437.50	12.50	\$1,437.50	25.00	\$2,875.00
68	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	1.00	\$3,000.00	1.00	\$3,000.00
69	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	105	\$ 65.00	\$ 6,825.00	0.00	\$0.00	105.00	\$6,825.00	105.00	\$6,825.00
70	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	40	\$ 30.00	\$ 1,200.00	0.00	\$0.00	40.00	\$1,200.00	40.00	\$1,200.00
71	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	0.00	\$0.00	1.00	\$3,600.00	1.00	\$3,600.00
72	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	0.00	\$0.00	2.00	\$800.00	2.00	\$800.00
73	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	105	\$ 1.00	\$ 105.00	0.00	\$0.00	105.00	\$105.00	105.00	\$105.00
74	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	L.F.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
75	Install Short Side Water Service, complete in place, the sum of:	EA.	1	\$ 850.00	\$ 850.00	0.00	\$0.00	1.00	\$850.00	1.00	\$850.00
76	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	0.00	\$0.00	20.00	\$600.00	20.00	\$600.00
77	Clearance Prune Tree, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00	0.00	\$0.00	2.00	\$1,000.00	2.00	\$1,000.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
78	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	44	\$ 10.00	\$ 440.00	0.00	\$0.00	44.00	\$440.00	44.00	\$440.00
79	Install Root Pruning Trench, complete in place, the sum of:	L.F.	38	\$ 10.00	\$ 380.00	0.00	\$0.00	38.00	\$380.00	38.00	\$380.00
					\$21,925.00		\$1,437.50		\$20,237.50		\$21,675.00
#5 CHUCKANUT LANE ITEMS											
80	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	35	\$ 115.00	\$ 4,025.00	17.50	\$2,012.50	17.50	\$2,012.50	35.00	\$4,025.00
81	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	1.00	\$3,000.00	1.00	\$3,000.00
82	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	50	\$ 65.00	\$ 3,250.00	0.00	\$0.00	50.00	\$3,250.00	50.00	\$3,250.00
83	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	25	\$ 125.00	\$ 3,125.00	0.00	\$0.00	25.00	\$3,125.00	25.00	\$3,125.00
84	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	65	\$ 30.00	\$ 1,950.00	0.00	\$0.00	65.00	\$1,950.00	65.00	\$1,950.00
85	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	0.00	\$0.00	2.00	\$7,200.00	2.00	\$7,200.00
86	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	0.00	\$0.00	1.00	\$400.00	1.00	\$400.00
87	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	75	\$ 1.00	\$ 75.00	0.00	\$0.00	75.00	\$75.00	75.00	\$75.00
88	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	10	\$ 35.00	\$ 350.00	0.00	\$0.00	10.00	\$350.00	10.00	\$350.00
89	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
90	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	0.00	\$0.00	20.00	\$600.00	20.00	\$600.00
					\$24,225.00		\$2,012.50		\$21,962.50		\$23,975.00
#6 & #7 CHUCKANUT LANE ITEMS											
91	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	150	\$ 125.00	\$ 18,750.00	0.00	\$0.00	150.00	\$18,750.00	150.00	\$18,750.00
92	Proposed 4'x4' Storm Sewer Junction Box, including bedding and backfill, complete in place, the sum of:	EA.	3	\$ 4,500.00	\$ 13,500.00	0.00	\$0.00	3.00	\$13,500.00	3.00	\$13,500.00
93	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	150	\$ 1.00	\$ 150.00	0.00	\$0.00	150.00	\$150.00	150.00	\$150.00
					\$32,400.00		\$0.00		\$32,400.00		\$32,400.00
#6 CHUCKANUT LANE ITEMS											
94	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	15	\$ 125.00	\$ 1,875.00	0.00	\$0.00	15.00	\$1,875.00	15.00	\$1,875.00
95	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 4,500.00	\$ 4,500.00	0.00	\$0.00	1.00	\$4,500.00	1.00	\$4,500.00
96	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	15	\$ 30.00	\$ 450.00	0.00	\$0.00	15.00	\$450.00	15.00	\$450.00
97	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	0.00	\$0.00	1.00	\$400.00	1.00	\$400.00
98	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	15	\$ 1.00	\$ 15.00	0.00	\$0.00	15.00	\$15.00	15.00	\$15.00
99	Abandon and Grout-Fill of Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	8	\$ 200.00	\$ 1,600.00	0.00	\$0.00	8.00	\$1,600.00	8.00	\$1,600.00
100	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
					\$9,090.00		\$0.00		\$8,840.00		\$8,840.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
#7 CHUCKANUT LANE ITEMS											
101	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	25	\$ 125.00	\$ 3,125.00	0.00	\$0.00	25.00	\$3,125.00	25.00	\$3,125.00
102	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	0.00	\$0.00	2.00	\$7,200.00	2.00	\$7,200.00
103	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	10	\$ 30.00	\$ 300.00	0.00	\$0.00	10.00	\$300.00	10.00	\$300.00
104	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	0.00	\$0.00	1.00	\$400.00	1.00	\$400.00
105	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	25	\$ 1.00	\$ 25.00	0.00	\$0.00	25.00	\$25.00	25.00	\$25.00
106	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	10	\$ 35.00	\$ 350.00	0.00	\$0.00	10.00	\$350.00	10.00	\$350.00
107	Abandon and Grout-Fill of Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	11	\$ 200.00	\$ 2,200.00	0.00	\$0.00	11.00	\$2,200.00	11.00	\$2,200.00
108	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 350.00	\$ 350.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
109	Clearance Prune Tree, complete in place, the sum of:	EA.	3	\$ 500.00	\$ 1,500.00	0.00	\$0.00	3.00	\$1,500.00	3.00	\$1,500.00
110	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	75	\$ 5.00	\$ 375.00	0.00	\$0.00	75.00	\$375.00	75.00	\$375.00
					\$15,825.00		\$0.00		\$15,475.00		\$15,475.00
#8 CHUCKANUT LANE ITEMS											
111	Abandon and Grout-Fill Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	3	\$ 200.00	\$ 600.00	0.00	\$0.00	3.00	\$600.00	3.00	\$600.00
112	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	73	\$ 65.00	\$ 4,745.00	0.00	\$0.00	73.00	\$4,745.00	73.00	\$4,745.00
113	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	40	\$ 125.00	\$ 5,000.00	0.00	\$0.00	40.00	\$5,000.00	40.00	\$5,000.00
114	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	10	\$ 30.00	\$ 300.00	0.00	\$0.00	10.00	\$300.00	10.00	\$300.00
115	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	3	\$ 3,600.00	\$ 10,800.00	0.00	\$0.00	3.00	\$10,800.00	3.00	\$10,800.00
116	Proposed Concrete Collar Storm Sewer Connection to Existing Storm Sewer, complete in place, the sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	0.00	\$0.00	1.00	\$2,000.00	1.00	\$2,000.00
117	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	0.00	\$0.00	2.00	\$800.00	2.00	\$800.00
118	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	20	\$ 35.00	\$ 700.00	0.00	\$0.00	20.00	\$700.00	20.00	\$700.00
119	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 350.00	\$ 350.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
120	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	5	\$ 30.00	\$ 150.00	0.00	\$0.00	5.00	\$150.00	5.00	\$150.00
121	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	113	\$ 1.00	\$ 113.00	0.00	\$0.00	113.00	\$113.00	113.00	\$113.00
122	Clearance Prune Tree, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00	0.00	\$0.00	2.00	\$1,000.00	2.00	\$1,000.00
123	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	281	\$ 5.00	\$ 1,405.00	0.00	\$0.00	281.00	\$1,405.00	281.00	\$1,405.00
124	Install Root Pruning Trench, complete in place, the sum of:	L.F.	210	\$ 10.00	\$ 2,100.00	0.00	\$0.00	210.00	\$2,100.00	210.00	\$2,100.00
					\$30,063.00		\$0.00		\$29,713.00		\$29,713.00
#9 CHUCKANUT LANE ITEMS											
125	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	40	\$ 125.00	\$ 5,000.00	20.00	\$2,500.00	20.00	\$2,500.00	40.00	\$5,000.00
126	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	1.00	\$3,000.00	1.00	\$3,000.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
127	Remove and Replace 4" Thick Reinforced Concrete Walkway, complete in place, the sum of:	S.F.	100	\$ 65.00	\$ 6,500.00	50.00	\$3,250.00	50.00	\$3,250.00	100.00	\$6,500.00
128	Remove and Salvage Existing Brick Pavers, coordinate with resident on location to store, complete in place, the sum of:	S.F.	315	\$ 30.00	\$ 9,450.00	0.00	\$0.00	315.00	\$9,450.00	315.00	\$9,450.00
129	Remove and Dispose of Existing Concrete Curb, including all associated materials, complete in place, the sum of:	L.F.	100	\$ 25.00	\$ 2,500.00	0.00	\$0.00	100.00	\$2,500.00	100.00	\$2,500.00
130	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	115	\$ 65.00	\$ 7,475.00	0.00	\$0.00	115.00	\$7,475.00	115.00	\$7,475.00
131	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	15	\$ 30.00	\$ 450.00	0.00	\$0.00	15.00	\$450.00	15.00	\$450.00
132	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	0.00	\$0.00	2.00	\$800.00	2.00	\$800.00
133	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	L.F.	2	\$ 3,600.00	\$ 7,200.00	0.00	\$0.00	2.00	\$7,200.00	2.00	\$7,200.00
134	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	115	\$ 1.00	\$ 115.00	0.00	\$0.00	115.00	\$115.00	115.00	\$115.00
135	Install Long Side Water Service, complete in place, the sum of:	EA.	1	\$ 1,200.00	\$ 1,200.00	0.00	\$0.00	1.00	\$1,200.00	1.00	\$1,200.00
136	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	30	\$ 25.00	\$ 750.00	0.00	\$0.00	30.00	\$750.00	30.00	\$750.00
137	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00	1.00	\$250.00	1.00	\$250.00
138	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	0.00	\$0.00	1.00	\$500.00	1.00	\$500.00
139	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	100	\$ 5.00	\$ 500.00	0.00	\$0.00	100.00	\$500.00	100.00	\$500.00
140	Install Root Pruning Trench, complete in place, the sum of:	L.F.	76	\$ 10.00	\$ 760.00	0.00	\$0.00	76.00	\$760.00	76.00	\$760.00
					\$46,450.00		\$5,750.00		\$40,700.00		\$46,450.00
#239 EASEMENT ITEMS											
141	18"x28" RCAP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	195	\$ 220.00	\$ 42,900.00	195.00	\$42,900.00	0.00	\$0.00	195.00	\$42,900.00
142	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	90	\$ 30.00	\$ 2,700.00	90.00	\$2,700.00	0.00	\$0.00	90.00	\$2,700.00
143	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	7	\$ 400.00	\$ 2,800.00	7.00	\$2,800.00	0.00	\$0.00	7.00	\$2,800.00
144	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	1.00	\$3,600.00	0.00	\$0.00	1.00	\$3,600.00
145	Tie-In Proposed Storm Sewer into Existing Inlet, complete in place, the sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00
146	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	195	\$ 1.00	\$ 195.00	195.00	\$195.00	0.00	\$0.00	195.00	\$195.00
147	Remove tree 0 to 11.99", complete in place, the sum of:	EA.	1	\$ 1,200.00	\$ 1,200.00	0.00	\$0.00	1.00	\$1,200.00	1.00	\$1,200.00
148	Remove tree 12 to 29.99", complete in place, the sum of:	EA.	2	\$ 2,000.00	\$ 4,000.00	0.00	\$0.00	2.00	\$4,000.00	2.00	\$4,000.00
149	Install Root Pruning Trench, complete in place, the sum of:	L.F.	90	\$ 10.00	\$ 900.00	90.00	\$900.00	0.00	\$0.00	90.00	\$900.00
					\$59,795.00		\$54,595.00		\$5,200.00		\$59,795.00
SUPPLEMENTAL ITEMS											
150	Cement Stabilized Sand, complete in place, the sum of:	C.Y.	100	\$ 10.00	\$ 1,000.00	100.00	\$1,000.00	0.00	\$0.00	100.00	\$1,000.00
151	Extra Aggregate for pulverized asphalt base, complete in place, the sum of:	C.Y.	100	\$ 10.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
152	Remove, Salvage and Reinstall Existing Fire Hydrant, complete in place, the sum of:	EA.	1	\$ 10.00	\$ 10.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
153	6" PVC (C-900) Water Line Adjustment, to include 30 LF of water line, bends, fittings, and two 6" wet connections, complete in place, the sum of:	EA.	1	\$ 10.00	\$ 10.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
154	Install Long Side Water Service, complete in place, the sum of:	EA.	2	\$ 1,200.00	\$ 2,400.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
155	Install Long Side Sewer Service, complete in place, the sum of:	EA.	2	\$ 850.00	\$ 1,700.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
156	Install Short Side Water Service, complete in place, the sum of:	EA.	1	\$ 650.00	\$ 650.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
157	Install Short Side Sewer Service, complete in place, the sum of:	EA.	2	\$ 450.00	\$ 900.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
158	Installation And Removal Of Piezometers, complete in place, the sum of:	EA.	2	\$ 100.00	\$ 200.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
159	Extra Bank Sand, complete in place, the sum of:	C.Y.	100	\$ 5.00	\$ 500.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
160	Extra 1.5 Sack Of Cement Per Cubic Yard Added To The 6" Concrete Driveways (total of 7.0 sack/cubic yard), complete in place, the sum of:	S.Y.	150	\$ 5.00	\$ 750.00	150.00	\$750.00	0.00	\$0.00	150.00	\$750.00
161	Coordinate Support, Adjustment Or Relocation Of Power/Light Poles And/Or Guy Anchors With Owner Of Poles, As Required, complete in place, the sum of:	EA.	2	\$ 300.00	\$ 600.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
162	Well Pointing For Storm Sewers, complete in place, the sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
163	Wet Condition Bedding For Storm Sewers, complete in place, the sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
164	Remove and Replace Chain Link Fence, complete in place, the sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
165	Remove and Replace Wood Fence, complete in place, the sum of:	L.F.	100	\$ 10.00	\$ 1,000.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
					\$13,720.00	\$1,750.00		\$0.00		\$1,750.00	
PAVING ITEMS TO DATE: \$398,555.00											
DRAINAGE ITEMS TO DATE: \$209,075.00											
#1 CHUCKANUT LANE ITEMS TO DATE: \$24,425.00											
#2 CHUCKANUT LANE ITEMS TO DATE: \$24,455.00											
#2 EASEMENT ITEMS TO DATE: \$57,530.00											
#4 CHUCKANUT LANE ITEMS TO DATE: \$21,675.00											
#5 CHUCKANUT LANE ITEMS TO DATE: \$23,975.00											
#6 & #7 CHUCKANUT LANE ITEMS \$32,400.00											
#6 CHUCKANUT LANE ITEMS \$8,840.00											
#7 CHUCKANUT LANE ITEMS: \$15,475.00											
#8 CHUCKANUT LANE ITEMS: \$29,713.00											
#9 CHUCKANUT LANE ITEMS: \$46,450.00											
#239 EASEMENT ITEMS: \$59,795.00											
SUPPLEMENTAL ITEMS: \$1,750.00											
TOTAL INSTALLATIONS TO DATE \$954,113.00											
10% RETAINAGE TO DATE (FIRST \$400,000.00): \$40,000.00											
5% RETAINAGE TO DATE: \$27,705.65											
LESS PREVIOUS PAY ESTIMATES: \$406,391.35											
TOTAL AMOUNT DUE PAY ESTIMATE NO. 4 \$480,016.00											

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO :

Owner:

FROM CONTRACTOR:

HDR Engineering

City of Piney Point

On Par Civil Services, LLC
1220 Blalock Road Suite 300
Hou, Tx 77055

PROJECT:

ARCHITECT:

Engineer:

Chuckanut Drainage and Paving
Improvements

HDR Engineering

HDR Engineering

APPLICATION NO:

APPLICATION DATE:

PERIOD FROM:

PERIOD TO:

PROJECT NO:

CONTRACT DATE:

4

10/31/25

1/1/25

10/30/25

10407577

May 27, 2025

Distribution to:

X

OWNER

X

ARCHITECT

X

ENGINEER

X

CONTRACTOR

CONTRACT FOR: Chuckanut Lan

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM

2. Net Change by Change Orders

3. CONTRACT SUM TO DATE (LINE 1 + 2)

4. TOTAL COMPLETED & STORED TO DATE
(Column G on G703)

\$

\$

\$

\$

970,993.00

0.00

970,993.00

954,113.00

5. RETAINAGE:

a. 10% of Completed Work
(Column D + E on G703)

b. 0% of Stored Material
(Column F on G703)
Total Retainage (Lines 5a + 5b or
Total in Colum I of G703

\$

\$

\$

67,705.65

0.00

67,705.65

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from Prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 Less Line 6)

\$

\$

\$

\$

886,407.35

406,391.35

480,016.00

84,585.65

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

On Par Civil Services, LLC

By:

Rogeio Munoz
Project Manager

Date:

9/31/2025

State of:

Texas

County of:

Subscribed and sworn to before me on:

Notary Public:

My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified).

ARCHITECT: 0

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PROJECT:

Chuckanut Drainage and Paving

PAGE 2

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached

In tabulations below, amounts are stated to the nearest dollar,

Use Column 1 on Contracts where variable retainage for line items may apply

Application No: 1
 Application Date: 07/31/25
 Period To: 07/31/25
 Project No: 10407577

A	B	C				D	E	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK 0.00	Quantity	UNIT	Cost Per Unit	SCHEDULED VALUE	WORK COMPLETED		WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	BALANCE TO FINISH	RETAINAGE 10%
						FROM PREVIOUS APPLICATIONS	THIS PERIOD	FROM PREVIOUS APPLICATIONS	THIS PERIOD				
	PAVING BID ITEMS												
1	Traffic Control, CIP	1.00	LS	\$12,000.00	\$ 12,000.00	0.75	0.25	\$ 9,000.00	\$ 3,000.00		\$ 12,000.00	\$ -	\$ -
2	SWP3 Plan, CIP	1.00	LS	\$3,000.00	\$ 3,000.00	0.75	0.25	\$ 2,250.00	\$ 750.00		\$ 3,000.00	\$ -	\$ -
3	Remove and Replace 8" Monolithic Concrete Curb on Asphalt Pavement, per details in plans, CIP	265.00	LF	\$25.00	\$ 6,625.00	132.50	132.50	\$ 3,312.50	\$ 3,312.50		\$ 6,625.00	\$ -	\$ -
4	Recycled Cement Stabilized Base Course, 8" Min Depth, including removal of any excess material and microcracking of stabilized base, CIP	2,500.00	SY	\$23.00	\$ 57,500.00		2,500	\$ -	\$ 57,500.00		\$ 57,500.00	\$ -	\$ -
5	Cement for Base Course (7.5%, by weight), CIP	52.00	TN	\$110.00	\$ 5,720.00		63	\$ -	\$ 6,930.00		\$ 6,930.00	\$ (1,210.00)	\$ -
6	2" Milling of Existing asphalt pavement, including hauling and proper disposal, CIP	2,300.00	SY	\$11.00	\$ 25,300.00		2,300	\$ -	\$ 25,300.00		\$ 25,300.00	\$ -	\$ -
7	2" Type D HMAc, Overlay, including tack coat, CIP	2,300.00	SY	\$115.00	\$ 264,500.00		2,300	\$ -	\$ 264,500.00		\$ 264,500.00	\$ -	\$ -
8	Prime Coat, CIP	875.00	GL	\$10.00	\$ 8,750.00		875	\$ -	\$ 8,750.00		\$ 8,750.00	\$ -	\$ -
9	8" Type A HMAc Black Base, CIP	155.00	SY	\$65.00	\$ 10,075.00		155	\$ -	\$ 10,075.00		\$ 10,075.00	\$ -	\$ -
10	8" Removal of existing asphalt base, including hauling and proper disposal, CIP	155.00	SY	\$25.00	\$ 3,875.00	155		\$ 3,875.00	\$ -		\$ 3,875.00	\$ -	\$ -
	DRAINAGE BID ITEMS:												
11	Temporary Asphalt Point Repair for storm swr installation, CIP	45.00	SY	\$35.00	\$ 1,575.00	45		\$ 1,575.00	\$ -		\$ 1,575.00	\$ -	\$ -
12	Remove and Dispose of Existing Storm Sewer, CIP	20.00	LF	\$25.00	\$ 500.00	20		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
13	Proposed Concrete Collar Storm Sewer Connection to Existing Storm Sewer, CIP	1.00	EA	\$2,000.00	\$ 2,000.00	1		\$ 2,000.00	\$ -		\$ 2,000.00	\$ -	\$ -
14	24" HDPE Storm Sewer, including bidding and backfill, CIP	570.00	LF	\$65.00	\$ 37,050.00	570		\$ 37,050.00	\$ -		\$ 37,050.00	\$ -	\$ -
15	24" RCP Storm Sewer, including backfill, CIP	250.00	LF	\$125.00	\$ 31,250.00	250		\$ 31,250.00	\$ -		\$ 31,250.00	\$ -	\$ -
16	8" PVC Storm Sewer, Stub-Out, all depths, CIP	5.00	LF	\$30.00	\$ 150.00	5		\$ 150.00	\$ -		\$ 150.00	\$ -	\$ -
17	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	70.00	LF	\$30.00	\$ 2,100.00	120		\$ 3,600.00	\$ -		\$ 3,600.00	\$ (1,500.00)	\$ -
18	Proposed Connection to Existing Yard Drain, CIP	2.00	EA	\$500.00	\$ 1,000.00	5		\$ 2,500.00	\$ -		\$ 2,500.00	\$ (1,500.00)	\$ -
19	Proposed Typ A Inlet, including bedding and backfill, CIP	6.00	EA	\$3,600.00	\$ 21,600.00	6		\$ 21,600.00	\$ -		\$ 21,600.00	\$ -	\$ -
20	4x4 Storm Sewer Box Manhole, including backfill and bedding, CIP	3.00	EA	\$4,500.00	\$ 13,500.00	3		\$ 13,500.00	\$ -		\$ 13,500.00	\$ -	\$ -
21	Tie In Proposed Storm Sewer to Existing Inlet, CIP	2.00	EA	\$2,000.00	\$ 4,000.00	1	1	\$ 2,000.00	\$ 2,000.00		\$ 4,000.00	\$ -	\$ -
22	6" PVC (C900) Water Line Adjustment, to include 30 LF of water line bends, fittings, and 6" wet connections, CIP	3.00	EA	\$4,000.00	\$ 12,000.00	1		\$ 4,000.00	\$ -		\$ 4,000.00	\$ 8,000.00	\$ -
23	Remove and Replace Chain Link Fence, CIP	450.00	LF	\$25.00	\$ 11,250.00	315.00		\$ 7,875.00	\$ -		\$ 7,875.00	\$ 3,375.00	\$ -
24	Remove and Replace Wood Fence, CIP	450.00	LF	\$30.00	\$ 13,500.00	384		\$ 11,505.00	\$ -		\$ 11,505.00	\$ 1,995.00	\$ -
25	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	820.00	LF	\$1.00	\$ 820.00	820		\$ 820.00	\$ -		\$ 820.00	\$ -	\$ -
26	Remove tree 0-11.99", CIP	10.00	EA	\$1,400.00	\$ 14,000.00	13		\$ 18,200.00	\$ -		\$ 18,200.00	\$ (4,200.00)	\$ -
27	Remove tree 12" - 29.99", CIP	20.00	EA	\$2,000.00	\$ 40,000.00	21		\$ 42,000.00	\$ -		\$ 42,000.00	\$ (2,000.00)	\$ -
28	Clearance Prune Tree, CIP	9.00	EA	\$500.00	\$ 4,500.00	9		\$ 4,500.00	\$ -		\$ 4,500.00	\$ -	\$ -
29	Install Tree Protection fence (up to 5,000 LF), CIP	130.00	LF	\$5.00	\$ 650.00	130		\$ 650.00	\$ -		\$ 650.00	\$ -	\$ -
30	Install Root Pruning Trench, CIP	180.00	LF	\$10.00	\$ 1,800.00	180		\$ 1,800.00	\$ -		\$ 1,800.00	\$ -	\$ -
	#1 CHUCKANUT LANE												
31	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	45.00	SY	\$115.00	\$ 5,175.00	22.50	22.50	\$ 2,587.50	\$ 2,587.50		\$ 5,175.00	\$ -	\$ -

32	Temporary Driveways, CIP	1.00	EA	\$4,000.00	\$ 4,000.00	1		\$ 4,000.00	\$ -		\$ 4,000.00	\$ -	\$ -
33	Remove and Dispose of Existing Storm Sewer, CIP	20.00	LF	\$30.00	\$ 600.00	20		\$ 600.00	\$ -		\$ 600.00	\$ -	\$ -
34	Abandon and Grout Fill Existing Storm Sewer, including plugs, CIP	2.00	CY	\$200.00	\$ 400.00	2		\$ 400.00	\$ -		\$ 400.00	\$ -	\$ -
35	24" HDPE Storm Sewer, including bidding and backfill, CIP	45.00	LF	\$65.00	\$ 2,925.00	45		\$ 2,925.00	\$ -		\$ 2,925.00	\$ -	\$ -
36	Install Long Side Water Service, CIP	1.00	EA	\$1,300.00	\$ 1,300.00	1		\$ 1,300.00	\$ -		\$ 1,300.00	\$ -	\$ -
37	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	35.00	LF	\$30.00	\$ 1,050.00	35		\$ 1,050.00	\$ -		\$ 1,050.00	\$ -	\$ -
38	Proposed Connection to Existing Yard Drain, CIP	1.00	EA	\$500.00	\$ 500.00	1		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
39	Proposed Typ A Inlet, including bedding and backfill, CIP	2.00	EA	\$3,600.00	\$ 7,200.00	2		\$ 7,200.00	\$ -		\$ 7,200.00	\$ -	\$ -
40	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	45.00	LF	\$1.00	\$ 45.00	45		\$ 45.00	\$ -		\$ 45.00	\$ -	\$ -
41	Remove, Salvage, and Reinstall Post Metal Mailbox, CIP	1.00	EA	\$250.00	\$ 250.00			\$ -	\$ -		\$ -	\$ 250.00	\$ -
42	Clearance Prune Tree, CIP	1.00	EA	\$500.00	\$ 500.00	1		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
43	Install Tree Protection fence (up to 5,000 LF), CIP	106.00	LF	\$5.00	\$ 530.00	106		\$ 530.00	\$ -		\$ 530.00	\$ -	\$ -
44	Install Root Pruning Trench, CIP	20.00	LF	\$10.00	\$ 200.00	20		\$ 200.00	\$ -		\$ 200.00	\$ -	\$ -
#2 CHUCKANUT LANE													
45	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	40.00	SY	\$115.00	\$ 4,600.00	20	20	\$ 2,300.00	\$ 2,300.00		\$ 4,600.00	\$ -	\$ -
46	Temporary Driveways, CIP	1.00	EA	\$4,000.00	\$ 4,000.00	1		\$ 4,000.00	\$ -		\$ 4,000.00	\$ -	\$ -
47	Remove and Dispose of Existing Storm Sewer, CIP	20.00	LF	\$30.00	\$ 600.00	20		\$ 600.00	\$ -		\$ 600.00	\$ -	\$ -
48	24" HDPE Storm Sewer, including bidding and backfill, CIP	80.00	LF	\$65.00	\$ 5,200.00	80		\$ 5,200.00	\$ -		\$ 5,200.00	\$ -	\$ -
49	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	55.00	LF	\$30.00	\$ 1,650.00	55		\$ 1,650.00	\$ -		\$ 1,650.00	\$ -	\$ -
50	Proposed Typ A Inlet, including bedding and backfill, CIP	1.00	EA	\$3,600.00	\$ 3,600.00	1		\$ 3,600.00	\$ -		\$ 3,600.00	\$ -	\$ -
51	Proposed Connection to Existing Yard Drain, CIP	4.00	EA	\$500.00	\$ 2,000.00	4		\$ 2,000.00	\$ -		\$ 2,000.00	\$ -	\$ -
52	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	80.00	LF	\$1.00	\$ 80.00	80		\$ 80.00	\$ -		\$ 80.00	\$ -	\$ -
53	Install Short Side Water Service, CIP	1.00	EA	\$850.00	\$ 850.00	1		\$ 850.00	\$ -		\$ 850.00	\$ -	\$ -
54	Remove, Salvage, and Reinstall Post Metal Mailbox, CIP	1.00	EA	\$250.00	\$ 250.00			\$ -	\$ -		\$ -	\$ 250.00	\$ -
55	Clearance Prune Tree, CIP	1.00	EA	\$500.00	\$ 500.00	1		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
56	Install Tree Protection fence (up to 5,000 LF), CIP	165.00	LF	\$5.00	\$ 825.00	165		\$ 825.00	\$ -		\$ 825.00	\$ -	\$ -
57	Install Root Pruning Trench, CIP	55.00	LF	\$10.00	\$ 550.00	55		\$ 550.00	\$ -		\$ 550.00	\$ -	\$ -
#2 EASEMENT ITEMS:													
58	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	45.00	SY	\$115.00	\$ 5,175.00		45.00	\$ -	\$ 5,175.00		\$ 5,175.00	\$ -	\$ -
59	18" X 28" rcap Storm Sewer, including bedding and backfill, CIP	155.00	LF	\$210.00	\$ 32,550.00		155	\$ -	\$ 32,550.00		\$ 32,550.00	\$ -	\$ -
60	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	45.00	LF	\$30.00	\$ 1,350.00		45	\$ -	\$ 1,350.00		\$ 1,350.00	\$ -	\$ -
61	Proposed Typ A Inlet, including bedding and backfill, CIP	2.00	EA	\$3,600.00	\$ 7,200.00		2	\$ -	\$ 7,200.00		\$ 7,200.00	\$ -	\$ -
62	Proposed Connection to Existing Yard Drain, CIP	2.00	LF	\$400.00	\$ 800.00		2	\$ -	\$ 800.00		\$ 800.00	\$ -	\$ -
63	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	155.00	LF	\$1.00	\$ 155.00		155	\$ -	\$ 155.00		\$ 155.00	\$ -	\$ -
64	Remove and Dispose of Existing of Existing Retaining Wall and Associated sections of existing decomposed granite pad, CIP	25.00	LF	\$220.00	\$ 5,500.00		25	\$ -	\$ 5,500.00		\$ 5,500.00	\$ -	\$ -
65	Remove tree 0-11.99", CIP	2.00	EA	\$1,400.00	\$ 2,800.00	2		\$ 2,800.00	\$ -		\$ 2,800.00	\$ -	\$ -
66	Remove tree 12" - 29.99", CIP	1.00	EA	\$2,000.00	\$ 2,000.00	1		\$ 2,000.00	\$ -		\$ 2,000.00	\$ -	\$ -

#4 Chuckanut Lane Items:													
67	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	25.00	SY	\$115.00	\$ 2,875.00	12.50	12.50	\$ 1,437.50	\$ 1,437.50		\$ 2,875.00	\$ -	\$ -
68	Temporary Driveways, CIP	1.00	EA	\$3,000.00	\$ 3,000.00	1		\$ 3,000.00	\$ -		\$ 3,000.00	\$ -	\$ -
69	24" HDPE Storm Sewer, including bidding and backfill, CIP	105.00	LF	\$65.00	\$ 6,825.00	105		\$ 6,825.00	\$ -		\$ 6,825.00	\$ -	\$ -
70	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	40.00	LF	\$30.00	\$ 1,200.00	40		\$ 1,200.00	\$ -		\$ 1,200.00	\$ -	\$ -
71	Proposed Typ A Inlet, including bedding and backfill, CIP	1.00	EA	\$3,600.00	\$ 3,600.00	1		\$ 3,600.00	\$ -		\$ 3,600.00	\$ -	\$ -
72	Proposed Connection to Existing Yard Drain, CIP	2.00	EA	\$400.00	\$ 800.00	2		\$ 800.00	\$ -		\$ 800.00	\$ -	\$ -
73	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	105.00	LF	\$1.00	\$ 105.00	105		\$ 105.00	\$ -		\$ 105.00	\$ -	\$ -
74	Remove, Salvage, and Reinstall Post Metal Mailbox, CIP	1.00	LF	\$250.00	\$ 250.00			\$ -	\$ -		\$ -	\$ 250.00	\$ -
75	Install Short Side Water Service, CIP	1.00	EA	\$850.00	\$ 850.00	1		\$ 850.00	\$ -		\$ 850.00	\$ -	\$ -
76	Remove and Dispose Existing Storm Sewer	20.00	LF	\$30.00	\$ 600.00	20		\$ 600.00	\$ -		\$ 600.00	\$ -	\$ -
77	Clearance Prune Tree, CIP	2.00	EA	\$500.00	\$ 1,000.00	2		\$ 1,000.00	\$ -		\$ 1,000.00	\$ -	\$ -
78	Install Tree Protection fence (up to 5,000 LF), CIP	44.00	LF	\$10.00	\$ 440.00	44		\$ 440.00	\$ -		\$ 440.00	\$ -	\$ -
79	Install Root Pruning Trench, CIP	38.00	LF	\$10.00	\$ 380.00	38		\$ 380.00	\$ -		\$ 380.00	\$ -	\$ -
#5 Chuckanut Lane Items:													
80	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	35.00	SY	\$115.00	\$ 4,025.00	17.50	17.50	\$ 2,012.50	\$ 2,012.50		\$ 4,025.00	\$ -	\$ -
81	Temporary Driveways, CIP	1.00	EA	\$3,000.00	\$ 3,000.00	1		\$ 3,000.00	\$ -		\$ 3,000.00	\$ -	\$ -
82	24" HDPE Storm Sewer, including bidding and backfill, CIP	50.00	LF	\$65.00	\$ 3,250.00	50		\$ 3,250.00	\$ -		\$ 3,250.00	\$ -	\$ -
83	24" RCP Storm Sewer, including backfill, CIP	25.00	LF	\$125.00	\$ 3,125.00	25		\$ 3,125.00	\$ -		\$ 3,125.00	\$ -	\$ -
84	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	65.00	LF	\$30.00	\$ 1,950.00	65		\$ 1,950.00	\$ -		\$ 1,950.00	\$ -	\$ -
85	Proposed Type A Inlet, including bedding and backfill, CIP	2.00	EA	\$3,600.00	\$ 7,200.00	2		\$ 7,200.00	\$ -		\$ 7,200.00	\$ -	\$ -
86	Proposed Connection to Existing Yard Drain, CIP	1.00	EA	\$400.00	\$ 400.00	1		\$ 400.00	\$ -		\$ 400.00	\$ -	\$ -
87	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	75.00	LF	\$1.00	\$ 75.00	75		\$ 75.00	\$ -		\$ 75.00	\$ -	\$ -
88	Temporary Asphalt Point Repair for storm swr installation, CIP	10.00	SY	\$35.00	\$ 350.00	10		\$ 350.00	\$ -		\$ 350.00	\$ -	\$ -
89	Remove, Salvage, and Reinstall Post Metal Mailbox, CIP	1.00	EA	\$250.00	\$ 250.00			\$ -	\$ -		\$ -	\$ 250.00	\$ -
90	Remove and Dispose of Existing Storm Sewer, CIP	20.00	LF	\$30.00	\$ 600.00	20		\$ 600.00	\$ -		\$ 600.00	\$ -	\$ -
#6 and #7 Chuckanut Lane Items:													
91	24" RCP Storm Sewer, including backfill, CIP	150.00	LF	\$125.00	\$ 18,750.00	150		\$ 18,750.00	\$ -		\$ 18,750.00	\$ -	\$ -
92	Proposed 4x4 Storm Sewer Junction Box, including bedding and backfill, CIP	3.00	EA	\$4,500.00	\$ 13,500.00	3		\$ 13,500.00	\$ -		\$ 13,500.00	\$ -	\$ -
93	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	150.00	LF	\$1.00	\$ 150.00	150		\$ 150.00	\$ -		\$ 150.00	\$ -	\$ -
#6 Chuckanut Lane Items:													
94	24" RCP Storm Sewer, including backfill, CIP	15.00	LF	\$125.00	\$ 1,875.00	15		\$ 1,875.00	\$ -		\$ 1,875.00	\$ -	\$ -
95	Proposed Type A Inlet, including bedding and backfill, CIP	1.00	EA	\$4,500.00	\$ 4,500.00	1		\$ 4,500.00	\$ -		\$ 4,500.00	\$ -	\$ -
96	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	15.00	LF	\$30.00	\$ 450.00	15		\$ 450.00	\$ -		\$ 450.00	\$ -	\$ -
97	Proposed Connection to Existing Yard Drain, CIP	1.00	EA	\$400.00	\$ 400.00	1		\$ 400.00	\$ -		\$ 400.00	\$ -	\$ -
98	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	15.00	LF	\$1.00	\$ 15.00	15		\$ 15.00	\$ -		\$ 15.00	\$ -	\$ -
99	Abandon and Grout Fill Existing Storm Sewer, including plugs, CIP	8.00	CY	\$200.00	\$ 1,600.00	8		\$ 1,600.00	\$ -		\$ 1,600.00	\$ -	\$ -

100	Remove, Salvage, and Reinstall Post Brick Mailbox, CIP	1.00	EA	\$250.00	\$ 250.00			\$ -	\$ -		\$ -	\$ 250.00	\$ -
#7 Chuckanut Lane Items:													
101	24" RCP Storm Sewer, including backfill, CIP	25.00	LF	\$125.00	\$ 3,125.00	25		\$ 3,125.00	\$ -		\$ 3,125.00	\$ -	\$ -
102	Proposed Type A Inlet, including bedding and backfill, CIP	2.00	EA	\$3,600.00	\$ 7,200.00	2		\$ 7,200.00	\$ -		\$ 7,200.00	\$ -	\$ -
103	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	10.00	LF	\$30.00	\$ 300.00	10		\$ 300.00	\$ -		\$ 300.00	\$ -	\$ -
104	Proposed Connection to Existing Yard Drain, CIP	1.00	EA	\$400.00	\$ 400.00	1		\$ 400.00	\$ -		\$ 400.00	\$ -	\$ -
105	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	25.00	LF	\$1.00	\$ 25.00	25		\$ 25.00	\$ -		\$ 25.00	\$ -	\$ -
106	Temporary Asphalt Point Repair for storm swr installation, CIP	10.00	SY	\$35.00	\$ 350.00	10		\$ 350.00	\$ -		\$ 350.00	\$ -	\$ -
107	Abandon and Grout Fill Existing Storm Sewer, including plugs, CIP	11.00	CY	\$200.00	\$ 2,200.00	11		\$ 2,200.00	\$ -		\$ 2,200.00	\$ -	\$ -
108	Remove, Salvage, and Reinstall Post Brick Mailbox, CIP	1.00	EA	\$350.00	\$ 350.00			\$ -	\$ -		\$ -	\$ 350.00	\$ -
109	Clearance Prune Tree, CIP	3.00	EA	\$500.00	\$ 1,500.00	3		\$ 1,500.00	\$ -		\$ 1,500.00	\$ -	\$ -
110	Install Tree Protection fence (up to 5,000 LF), CIP	75.00	LF	\$5.00	\$ 375.00	75		\$ 375.00	\$ -		\$ 375.00	\$ -	\$ -
#8 Chuckanut Lane Items:													
111	Abandon and Grout Fill Existing Storm Sewer, including plugs, CIP	3.00	CY	\$200.00	\$ 600.00	3		\$ 600.00	\$ -		\$ 600.00	\$ -	\$ -
112	24" HPDE Storm Sewer, including bedding and backfill, CIP	73.00	LF	\$65.00	\$ 4,745.00	73		\$ 4,745.00	\$ -		\$ 4,745.00	\$ -	\$ -
113	24" RCP Storm Sewer, including backfill, CIP	40.00	LF	\$125.00	\$ 5,000.00	40		\$ 5,000.00	\$ -		\$ 5,000.00	\$ -	\$ -
114	8" and 12" PVC for yard drain connections, as shown on plan, all depths CIP	10.00	LF	\$30.00	\$ 300.00	10		\$ 300.00	\$ -		\$ 300.00	\$ -	\$ -
115	Proposed Type A Inlet, including bedding and backfill, CIP	3.00	EA	\$3,600.00	\$ 10,800.00	3		\$ 10,800.00	\$ -		\$ 10,800.00	\$ -	\$ -
116	Proposed Concrete Collar Storm Sewer Connection to Existing Storm Sewer, CIP	1.00	EA	\$2,000.00	\$ 2,000.00	1		\$ 2,000.00	\$ -		\$ 2,000.00	\$ -	\$ -
117	Proposed Connection to Existing Yard Drain, CIP	2.00	EA	\$400.00	\$ 800.00	2		\$ 800.00	\$ -		\$ 800.00	\$ -	\$ -
118	Temporary Asphalt Point Repair for storm swr installation, CIP	20.00	SY	\$35.00	\$ 700.00	20		\$ 700.00	\$ -		\$ 700.00	\$ -	\$ -
119	Remove, Salvage, and Reinstall Post Brick Mailbox, CIP	1.00	EA	\$350.00	\$ 350.00			\$ -	\$ -		\$ -	\$ 350.00	\$ -
120	Remove and Dispose of Existing Storm Sewer, CIP	5.00	LF	\$30.00	\$ 150.00	5		\$ 150.00	\$ -		\$ 150.00	\$ -	\$ -
121	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	113.00	LF	\$1.00	\$ 113.00	113		\$ 113.00	\$ -		\$ 113.00	\$ -	\$ -
122	Clearance Prune Tree, CIP	2.00	EA	\$500.00	\$ 1,000.00	2		\$ 1,000.00	\$ -		\$ 1,000.00	\$ -	\$ -
123	Install Tree Protection fence (up to 5,000 LF), CIP	281.00	LF	\$5.00	\$ 1,405.00	281		\$ 1,405.00	\$ -		\$ 1,405.00	\$ -	\$ -
124	Install Root Pruning Trench, CIP	210.00	LF	\$10.00	\$ 2,100.00	210		\$ 2,100.00	\$ -		\$ 2,100.00	\$ -	\$ -
#9 Chuckanut Lane Items:													
125	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, CIP	40.00	SY	\$125.00	\$ 5,000.00	20	20	\$ 2,500.00	\$ 2,500.00		\$ 5,000.00	\$ -	\$ -
126	Temporary Driveways, CIP	1.00	EA	\$3,000.00	\$ 3,000.00	1		\$ 3,000.00	\$ -		\$ 3,000.00	\$ -	\$ -
127	Remove and Replace 4" Thick Reinforced Concrete Walkway, CIP	100.00	SF	\$65.00	\$ 6,500.00	50	50	\$ 3,250.00	\$ 3,250.00		\$ 6,500.00	\$ -	\$ -
128	Remove and Salvage Existing Brick Pavers, coordinate with resident on location to store, CIP	315.00	SF	\$30.00	\$ 9,450.00	315		\$ 9,450.00	\$ -		\$ 9,450.00	\$ -	\$ -
129	Remove and Dispose of Existing Concrete Curb, including all associated materials, CIP	100.00	LF	\$25.00	\$ 2,500.00	100		\$ 2,500.00	\$ -		\$ 2,500.00	\$ -	\$ -
130	24" HDPE Storm Sewer, including bidding and backfill, CIP	115.00	LF	\$65.00	\$ 7,475.00	115		\$ 7,475.00	\$ -		\$ 7,475.00	\$ -	\$ -
131	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	15.00	LF	\$30.00	\$ 450.00	15		\$ 450.00	\$ -		\$ 450.00	\$ -	\$ -
132	Proposed Connection to Existing Yard Drain, CIP	2.00	EA	\$400.00	\$ 800.00	2		\$ 800.00	\$ -		\$ 800.00	\$ -	\$ -

133	Proposed Type A Inlet, including bedding and backfill, CIP	2.00	LF	\$3,600.00	\$ 7,200.00	2		\$ 7,200.00	\$ -		\$ 7,200.00	\$ -	\$ -
134	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	115.00	LF	\$1.00	\$ 115.00	115		\$ 115.00	\$ -		\$ 115.00	\$ -	\$ -
135	Install Long Side Water Service, CIP	1.00	EA	\$1,200.00	\$ 1,200.00	1		\$ 1,200.00	\$ -		\$ 1,200.00	\$ -	\$ -
136	Remove and Dispose of Existing Storm Sewer, CIP	30.00	LF	\$25.00	\$ 750.00	30		\$ 750.00	\$ -		\$ 750.00	\$ -	\$ -
137	Remove, Salvage, and Reinstall Post Metal Mailbox, CIP	1.00	EA	\$250.00	\$ 250.00	1		\$ 250.00	\$ -		\$ 250.00	\$ -	\$ -
138	Clearance Prune Tree, CIP	1.00	EA	\$500.00	\$ 500.00	1		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
139	Install Tree Protection fence (up to 5,000 LF), CIP	100.00	LF	\$5.00	\$ 500.00	100		\$ 500.00	\$ -		\$ 500.00	\$ -	\$ -
140	Install Root Pruning Trench, CIP	76.00	LF	\$10.00	\$ 760.00	76		\$ 760.00	\$ -		\$ 760.00	\$ -	\$ -
#239 EASMENT ITEM:													
141	18" X 28" rcap Storm Sewer, including bedding and backfill, CIP	195.00	LF	\$220.00	\$ 42,900.00		195	\$ -	\$ 42,900.00		\$ 42,900.00	\$ -	\$ -
142	8" or 12" PVC for Yard Drain Connections, as indicated on plans, all depths, CIP	90.00	LF	\$30.00	\$ 2,700.00		90	\$ -	\$ 2,700.00		\$ 2,700.00	\$ -	\$ -
143	Proposed Connection to Existing Yard Drain, CIP	7.00	EA	\$400.00	\$ 2,800.00		7	\$ -	\$ 2,800.00		\$ 2,800.00	\$ -	\$ -
144	Proposed Type A Inlet, including bedding and backfill, CIP	1.00	EA	\$3,600.00	\$ 3,600.00		1	\$ -	\$ 3,600.00		\$ 3,600.00	\$ -	\$ -
145	Tie-In Proposed Storm Sewer into Existing Inlet, CIP	1.00	EA	\$1,500.00	\$ 1,500.00		1	\$ -	\$ 1,500.00		\$ 1,500.00	\$ -	\$ -
146	Trench Safety for all Storm Sewers Greater than 5' Deep, CIP	195.00	LF	\$1.00	\$ 195.00		195	\$ -	\$ 195.00		\$ 195.00	\$ -	\$ -
147	Remove tree 0-11.99", CIP	1.00	EA	\$1,200.00	\$ 1,200.00	1		\$ 1,200.00	\$ -		\$ 1,200.00	\$ -	\$ -
148	Remove tree 12" - 29.99", CIP	2.00	EA	\$2,000.00	\$ 4,000.00	2		\$ 4,000.00	\$ -		\$ 4,000.00	\$ -	\$ -
149	Install Root Pruning Trench, CIP	90.00	LF	\$10.00	\$ 900.00		90	\$ -	\$ 900.00		\$ 900.00	\$ -	\$ -
SUPPLEMENTAL BID ITEMS													
150	Cement Stabilized Sand, CIP	100.00	CY	\$10.00	\$ 1,000.00		100	\$ -	\$ 1,000.00		\$ 1,000.00	\$ -	\$ -
151	Extra Aggregate for pulverized asphalt base, CIP	100.00	CY	\$10.00	\$ 1,000.00			\$ -	\$ -		\$ -	\$ 1,000.00	\$ -
152	Remove, Salvage and Reinstall Existing Fire Hydrant, CIP	1.00	EA	\$10.00	\$ 10.00			\$ -	\$ -		\$ -	\$ 10.00	\$ -
153	6" PVC (C900) Water Line Adjustment, to include 30 LF of water line bends, fittings, and 6" wet connections, CIP	1.00	EA	\$10.00	\$ 10.00			\$ -	\$ -		\$ -	\$ 10.00	\$ -
154	Install Long Side Water Service, CIP	2.00	EA	\$1,200.00	\$ 2,400.00			\$ -	\$ -		\$ -	\$ 2,400.00	\$ -
155	Install Long Side Sewer Service, CIP	2.00	EA	\$850.00	\$ 1,700.00			\$ -	\$ -		\$ -	\$ 1,700.00	\$ -
156	Install Short Side Water Service, CIP	1.00	EA	\$650.00	\$ 650.00			\$ -	\$ -		\$ -	\$ 650.00	\$ -
157	Install Short Side Sewer Service, CIP	2.00	EA	\$450.00	\$ 900.00			\$ -	\$ -		\$ -	\$ 900.00	\$ -
158	Installation and Removal of Piezometers, CIP	2.00	EA	\$100.00	\$ 200.00			\$ -	\$ -		\$ -	\$ 200.00	\$ -
159	Extra Bank Sand, CIP	100.00	CY	\$5.00	\$ 500.00			\$ -	\$ -		\$ -	\$ 500.00	\$ -
160	Extra 1.5 Sack of Cement Per Cubic Yard added to the 6" Concrete Driveways (Total of 7.0 sack/cubic yard), CIP	150.00	SY	\$5.00	\$ 750.00		150	\$ -	\$ 750.00		\$ 750.00	\$ -	\$ -
161	Coordinate Support, Adjustments or Relocation of Power/Light Poles and/or Guuy Anchors with Owner of Poles, As Required, CIP	2.00	EA	\$300.00	\$ 600.00			\$ -	\$ -		\$ -	\$ 600.00	\$ -
162	Well Pointing for Storm Sewers, CIP	100.00	LF	\$10.00	\$ 1,000.00			\$ -	\$ -		\$ -	\$ 1,000.00	\$ -
163	Wet Condition Bedding for Storm Sewers, CIP	100.00	LF	\$10.00	\$ 1,000.00			\$ -	\$ -		\$ -	\$ 1,000.00	\$ -
164	Remove and Replace Chain Link Fence, CIP	100.00	LF	\$10.00	\$ 1,000.00			\$ -	\$ -		\$ -	\$ 1,000.00	\$ -
165	Remove and Replace Wood Fence, CIP	100.00	LF	\$10.00	\$ 1,000.00			\$ -	\$ -		\$ -	\$ 1,000.00	\$ -
	Total				\$ 970,993.00			\$ 246,620.00	\$ 505,280.00	\$ -	\$ 954,113.00	\$ 16,880.00	\$ -

Change Orders													
1					\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Sub Total Change Orders					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	GRAND TOTAL				\$970,993.00	\$0.00	\$0.00	\$246,620.00	\$505,280.00	\$0.00	\$954,113.00	\$16,880.00	\$0.00

J. Rivas Construction, LLC – HDR Job No. 10420849 – \$26,453.30



August 26, 2025

Mr. Bobby Pennington
City of Piney Point Village
7676 Woodway Dr
Angleton, Texas 77063

Re: Request for Payment: Paving Point Repair Project 2025
City of Piney Point Village
HDR Job No. 10420849

Dear Mr. Pennington:

Please find the attached invoices for payment for the above-mentioned project from J Rivas Construction, LLC. This is for the asphalt and paving point repairs throughout multiple locations in the City of Piney Point Village. During construction, an additional \$753.30 was approved at the Stayton Circle location in order to extend the repair across the entire width of the street . We have reviewed the invoice and recommend payment in the amount of \$26,453.30.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink that reads 'John Peterson'.

John Peterson, P.E., CFM

Enclosures



MONTHLY PAY INVOICE 001

DATE: 26-Aug-25

CLIENT: City of Piney Point Village

ADDRESS:

PROJECT: Point Repair Project 2025

ESTIMATE/INVOICE NO: 1
ESTIMATE CUT-OFF DATE:

FROM: 7/01/25-7/31/25

CONTRACT TIME:

EXTENSIONS: 0 C.D.

TIME USED: 0 W.D.

TOTAL: 0 C.D.

Proceed Date

Original Complete Date

1/0/1900

Contract Date

Revised Completion Date

% Work Complete **108%**

% Time Complete **#DIV/0!**

ANALYSIS OF CONTRACT AMOUNT

Original Contract Amount	\$ 24,490.00
Plus Additions:	
Deducts:	
Adjusted Contract Amount:	\$ 24,490.00
Work Performed to Date:	\$ 26,453.30
Less 0% Retainage:	\$ -
Net Amount Earned to Date:	\$ 26,453.30
Add materials Stored Close of Period:	\$ -
Less 5% Retained on Material:	\$ -
Sub-Total:	\$ 26,453.30
Less Previous Payments:	\$ -
****AMOUNT DUE THIS ESTIMATE****	\$ 26,453.30

AGREED:

J Rivas Construction, LLC

Owner Representative

J Santos Lira

J Lira, Operations Manager

August 26, 2025

Date

Date

9223 Misty Vale Ln Houston, TX 77075 832-874-2010

PROJECT NAME: Point Repair Project 2025
 OWNER: City of Piney Point Village
 OWNER JOB NUMBER: 10420849
 PAY ESTIMATE: 1
 FOR THE PERIOD: 7/01/25-7/31/25

ITEM	DESCRIPTION	UNIT	ORIG QTY	TOT QTY TO DATE	UNIT PRICE	TOTAL AMOUNT DUE TO DATE
1	Wickway Dr. Entrance to Wickway Dr. from Memorial Dr. Asphalt Point Repair	SY	5	5.00	\$ 280.00	\$ 1,400.00
2	Tynewood Dr. In front of 11219 Tynewood Dr. Full Depth Concrete Point Repair	SY	15	15.00	\$ 290.00	\$ 4,350.00
3	S. Country Squire In front of 11030 S. Country Squire Full Depth Concrete Point Repair	SY	5	5.00	\$ 290.00	\$ 1,450.00
4	Stayton Cir In front of 2 Stayton Cir. Full Depth Concrete Point Repair	SY	31	37.77	\$ 290.00	\$ 10,953.30
5	Clay Point Ct. In front of 447 Clay Point Ct. Asphalt Point Repair	SY	5	5.00	\$ 280.00	\$ 1,400.00
6	Robbins Dr. Robbins Dr. Cul-De-Sac. in front of 368 Robbins Dr. Remove and Replace Concrete Curb	LF	10	10.00	\$ 65.00	\$ 650.00
7	Radney Rd. In front of 120 Radney Rd. Asphalt Point Repair	SY	10	10.00	\$ 280.00	\$ 2,800.00
8	Wendover Ln. In front of 11523 Wendover Ln. Asphalt Point Repair	SY	10	10.00	\$ 280.00	\$ 2,800.00
9	Hedwig Rd. In front of 305 Hedwig Rd. Remove and Replace Concrete Curb	LF	10	10.00	\$ 65.00	\$ 650.00
TOTAL						\$ 26,453.30

CHANGE ORDER

ITEM	DESCRIPTION	UNIT	QTY	TOT QTY TO DATE	UNIT PRICE	TOTAL PRICE
						\$ -
						\$ -
						\$ -
					TOTAL	\$ -

Total Amount of Contract with Additio
 Total to Date
 Less Retainage 5%
 Total Amount Less Retainage
 Billed to Date
Total Payment Due this Estimate

Experts Underground Solutions, LLC – E25-023-001 – \$102,426.00



November 7, 2025

Mr. Bobby Pennington
City of Piney Point Village
7660 Woodway; Suite 460
Houston, Texas 77063

Re: Request for Payment: Blalock Road Sinkhole Repairs
City of Piney Point Village
HDR Job No. 10420849

Dear Mr. Pennington:

Please find the attached invoices for payment for the above-mentioned project from Experts Underground Solutions, LLC. This is for the point repair of the storm sewer on Blalock Road at Green Oaks and the point repair of the storm sewer on Blalock Road on Brompton Court. We have reviewed the invoice numbered E25-023-001 and recommend payment in the amount of \$102,426.00.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink that reads 'John Peterson'. The signature is fluid and cursive, with the first name 'John' and last name 'Peterson' clearly visible.

John Peterson, P.E., C.F.M.
Project Manager

Enclosures



Experts Underground Solutions LLC

3623 Broad St

Invoice

Date	Invoice #
10/24/2025	E25-023-001

Bill To

City of Piney Point Village
Attn: Gracie Moylan
7660 Woodway Ste 460
Houston, TX 77063

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	Point Repair at Blalock Road and Green Oaks		
1	Traffic control including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining all Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes.	6,100.00	6,100.00
1	Tree Protection	900.00	900.00
10	4-1/2" thick concrete sidewalk, including sawcutting, subgrade, bank sand bedding, reinforcement and joints, and site restoration.	280.00	2,800.00
40	42" diameter reinforced concrete pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized and sand bedding, and backfill.	398.00	15,920.00
40	Remove and dispose of existing storm sewer, all depths, all sizes, all material types, including excavation and backfill and site restoration.	45.00	1,800.00
4	Proposed reinforced concrete collar	600.00	2,400.00
1	6" PVC (C-900) waterline adjustment to include 15 L.F. of water line, bends, fittings, testing, and 2-8" wet connections.	7,986.00	7,986.00
1	Form and pour in place junction box to hold 2 each 42" RCP pipes. Approx. 16' x 8'. This includes pour-in-place 8" thick concrete base and 8" thick concrete walls with a 32" manhole ring and cover in place. This includes 3500 PSI concrete #4 rebar, and extra rebar for the concrete top.	26,340.00	26,340.00
	Point Repair at Blalock Road and Brompton Court		
1	Traffic control including Flagmen, Signs, Barrels, Barricades, Arrow Boards, Maintaining all Weather Access to Traffic, Temporary Transitions from Proposed Pavement to Existing Pavement, Relocating Existing Mailboxes and Traffic Signs, and Temporary Mailboxes.	9,200.00	9,200.00
1	Tree Protection	900.00	900.00
10	4-1/2" thick concrete sidewalk, including sawcutting, subgrade, bank sand bedding, reinforcement and joints	260.00	2,600.00
1	Curb ramp with detectable warning pavers, in conformance with ADA requirements	1,800.00	1,800.00
10	8" Type A HMA Black Base	280.00	2,800.00
40	Remove and dispose of existing storm sewer, all depths, all sizes, all material types, including excavation and backfill and site restoration	44.00	1,760.00
40	42" Diameter Reinforced Concrete Pipe, ASTM C76, Class III storm sewer, rubber gasket joints, all depths, cement stabilized sand bedding and backfill	398.00	15,920.00

Thank you, We appreciate your business!!.

Phone #

8329835987

E-mail

yvillares@expertsusllc.com

Total

Experts Underground Solutions, LLC – Pay Estimate No. 1 – \$81,863.55



November 11, 2025

Mr. Bobby Pennington
City of Piney Point Village
7660 Woodway, Suite 460
Houston, TX 77063

Re: Pay Estimate No. 1
Chapelwood Court Drainage Improvements Project
City of Piney Point Village
HDR Job No. 10425264

Dear Mr. Pennington:

Enclosed please find one copy of the following items for the above referenced project:

1. Experts Underground Solutions, LLC - Pay Estimate No. 1.

The amount of the Pay Estimate No. 1 is **\$81,863.55**. The total billing for the project represents 53.2% of the contract amount. As of October 31, 2025, the contract time expended was 51.11%.

HDR Engineering, Inc. has reviewed this application and recommends payment of said application.

If you have any questions, please call me.

Sincerely,

HDR ENGINEERING, INC.

A handwritten signature in blue ink that reads 'John Peterson'.

John Peterson, P.E.
Project Manager

cc: Mr. Yonin Villares – Experts Underground Solutions, LLC

APPLICATION FOR PAYMENT NUMBER: 1

PROJECT: Chapelwood Drainage Improvements Project

CONTRACTOR: Expert Underground Solutions, LLC, 3623 Broad Street, Houston, TX 77087
OWNER: City of Piney Point Village, Texas

OWNERS PROJECT NO: N/A ENGINEERS PROJECT NO: 10425264

PAY PERIOD FROM: October 13th, 2025 TO: October 31, 2025

ORIGINAL CONTRACT SUM:	\$ 171,046.00
NET CHANGE BY CHANGE ORDER:	\$ -
CONTRACT SUM TO DATE:	\$ 171,046.00
INSTALLATIONS:	\$ 90,959.50
LESS 10% RETAINAGE:	\$ 9,095.95
LESS PREVIOUS PAYMENTS:	\$ -
AMOUNT DUE THIS APPLICATION:	\$ 81,863.55

ACCOMPANYING DOCUMENTATION: Engineer's Estimate No. 1
0

ENGINEER'S CERTIFICATION:

PAYMENT OF THE ABOVE AMOUNT DUE THIS APPLICATION IS RECOMMENDED

DATE: 11/7/2025 HDR Engineering, Inc.

Project Manager

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
	GENERAL ITEMS										
1	Mobilization (max 3% of contract price), complete in place, the sum of:	L.S.	1	\$ 20,000.00	\$20,000.00	1	\$20,000.00	0	\$0.00	1.00	\$20,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	L.S.	1	\$ 8,500.00	\$8,500.00	0.50	\$4,250.00	0	\$0.00	0.50	\$4,250.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	L.S.	1	\$ 4,525.00	\$4,525.00	0.50	\$2,262.50	0	\$0.00	0.50	\$2,262.50
4	Remove and Replace Decorative Landscaping, including Flowers, Plants, Bushes, Rocks, and Associated Materials Within Landscaping Area, complete in place, the sum of:	L.S.	1	\$ 3,495.00	\$3,495.00	0	\$0.00	0	\$0.00	0.00	\$0.00
5	Full Depth Concrete Point Repair, including proper removal and disposal of concrete pavement and subgrade, full depth saw cut, subgrade, 12" Thick cement stabilized sand, proof rolling, 7" Thick Reinforced Concrete Pavement, including reinforcement, doweling into existing pavement, undercut/hedaer, joints, and grading, complete in place, the sum of:	S.Y.	30	\$ 150.00	\$4,500.00	0	\$0.00	0	\$0.00	0.00	\$0.00
6	Temporary Driveways, complete in place, the sum of:	EA.	4	\$ 890.00	\$3,560.00	4	\$3,560.00	0	\$0.00	4.00	\$3,560.00
7	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, subgrade, level up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	100	\$ 135.00	\$13,500.00	0	\$0.00	0	\$0.00	0.00	\$0.00
8	Swale and/or ditch regrading, including cut and fill as required to provide positive drainage to existing and proposed flowline elevations, per plans, complete in place, the sum of:	L.F.	200	\$ 12.00	\$2,400.00	0	\$0.00	0	\$0.00	0.00	\$0.00
9	24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III Storm Sewer, Rubber Gasket Joints, All Depths, Cement Stabilized Sand Bedding and Backfill, complete in place, the sum of:	L.F.	270	\$ 165.00	\$44,550.00	184	\$30,360.00	0	\$0.00	184.00	\$30,360.00
10	Concrete Collar for connecting Proposed 24" Storm Sewer to Existing 24" Storm Sewer, complete in place, the sum of:	EA.	1	\$ 800.00	\$800.00	0	\$0.00	0	\$0.00	0.00	\$0.00
11	Type 'A' Storm Sewer Inlet, Including Bedding and Backfill, complete in place, the sum of:	EA.	6	\$ 3,998.00	\$23,988.00	4	\$15,992.00	0	\$0.00	4.00	\$15,992.00
12	Removal and Proper Disposal of Existing 18" Storm Sewer, including homemade inlets, grates, and any appurtenances, complete in place, the sum of:	L.F.	200	\$ 19.00	\$3,800.00	160	\$3,040.00	0	\$0.00	160.00	\$3,040.00
13	Remove and Dispose of Existing Type 'A' Inlet, including any appurtenances, complete in place, the sum of:	EA.	1	\$ 900.00	\$900.00	1	\$900.00	0	\$0.00	1.00	\$900.00
14	Trench Safety for All Storm Sewer Greater Than 5' Deep, Including Installation, Operation, and Removal, complete in place, the sum of:	L.F.	270	\$ 5.00	\$1,350.00	184	\$920.00	0	\$0.00	184.00	\$920.00
15	6" PVC (C-900) Water Line Adjustment to include 30 L.F. of Water Line, Bends, Fittings, Testing, and 2-8" Wet Connections, complete in place, the sum of:	EA.	1	\$ 125.00	\$125.00	1	\$125.00	0	\$0.00	1.00	\$125.00
	GENERAL ITEMS				\$135,993.00		\$81,409.50		\$0.00		\$81,409.50

ITEM NO.	DESCRIPTION OF WORK	UNIT	QUAN.	UNIT PRICE	TOTAL	QUAN. THIS PERIOD	TOTAL THIS PERIOD	QUAN. PREVIOUS PERIOD	TOTAL PREVIOUS PERIOD	TOTAL QUAN. TO DATE	TOTAL AMOUNT TO DATE
	TREE PROTECTION PLAN ITEMS										
16	Remove tree 12" to 29.99", complete in place, the sum of:	E.A.	2	\$ 985.00	\$1,970.00	0	\$0.00	0	\$0.00	0.00	\$0.00
17	Clearance prune tree, complete in place, the sum of:	E.A.	6	\$ 950.00	\$5,700.00	6	\$5,700.00	0	\$0.00	6.00	\$5,700.00
18	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	400	\$ 3.75	\$1,500.00	0	\$0.00	0	\$0.00	0.00	\$0.00
19	Install Root Pruning Trench, complete in place, the sum of:	L.F.	40	\$ 40.00	\$1,600.00	40	\$1,600.00	0	\$0.00	40.00	\$1,600.00
	TREE PROTECTION PLAN ITEMS				\$10,770.00		\$7,300.00		\$0.00		\$7,300.00
	SUPPLEMENTAL ITEMS										
20	Extra 1.5 Sacks of cement per Cubic Yard Added to 7" Concrete Pavement (Total of 7.0 Sacks/Cubic Yard), complete in place, the sum of:	S.Y.	30	\$ 80.00	\$2,400.00	0	\$0.00	0	\$0.00	0.00	\$0.00
21	Well Pointing for Storm Sewer Pipe, All Sizes, All Depths, including All Necessary Appurtenances, complete in place, the sum of:	L.F.	130	\$ 5.00	\$650.00	0	\$0.00	0	\$0.00	0.00	\$0.00
22	Wet Condition Bedding for Storm Sewer Pipe Installation, All Sizes, All Depths, consisting of Seal Slab Foundation, Filter Fabrics, and All Appurtenances, complete in place, the sum of:	L.F.	130	\$ 30.00	\$3,900.00	0	\$0.00	0	\$0.00	0.00	\$0.00
23	Installation and Removal of Piezometers, complete in place, the sum of:	EA.	1	\$ 1,300.00	\$1,300.00	0	\$0.00	0	\$0.00	0.00	\$0.00
24	Remove and Replace Type 'A' Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,998.00	\$3,998.00	0	\$0.00	0	\$0.00	0.00	\$0.00
25	Remove and Reset Brick Mailboxes, complete in place, the sum of:	EA.	1	\$ 1,450.00	\$1,450.00	0	\$0.00	0	\$0.00	0.00	\$0.00
26	PVC for yard drain connections (6"-8"), all depths, complete in place, the sum of:	EA.	6	\$ 935.00	\$5,610.00	0	\$0.00	0	\$0.00	0.00	\$0.00
27	Adjust short side water service line, from water main to meter box, complete in place, the sum of:	EA.	1	\$ 900.00	\$900.00	1	\$900.00	0	\$0.00	1.00	\$900.00
28	Adjust long side water service line, from water main to meter box, complete in place, the sum of:	EA.	1	\$ 1,375.00	\$1,375.00	0	\$0.00	0	\$0.00	0.00	\$0.00
29	Cement Stabilized Sand, complete in place, the sum of:	C.Y.	100	\$ 27.00	\$2,700.00	50	\$1,350.00	0	\$0.00	50.00	\$1,350.00
	SUPPLEMENTAL ITEMS				\$24,283.00		\$2,250.00		\$0.00		\$2,250.00
TOTALS					\$171,046.00		\$90,959.50		\$0.00		\$90,959.50
					TOTAL GENERAL ITEMS TO DATE						\$81,409.50
					TOTAL TREE PROTECTION PLAN ITEMS TO DATE						\$7,300.00
					TOTAL SUPPLEMENTAL ITEMS TO DATE						\$2,250.00
					TOTAL INSTALLATIONS TO DATE						\$90,959.50
					10% RETAINAGE TO DATE:						\$9,095.95
					LESS PREVIOUS PAY ESTIMATES:						\$0.00
					TOTAL AMOUNT DUE PAY ESTIMATE NO. 1						\$81,863.55

**City of Piney Point
Chapelwood Court Drainage Improvements
HDR Engineering**

PROGRESS PAYMENT No. 1

PROGRESS DATE October 31st, 2025

CONTRACT TIME BEGAN: October 13, 2025

CALENDAR DAYS ALLOWED: 90

CALENDAR DAYS USED: _____

CALENDAR DAYS OVER: _____

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
TOTALS	\$ -	\$ -
NET CHANGE BY CHANGE ORDERS	\$ -	

ORIGINAL CONTRACT AMOUNT **\$ 171,046.00**

CONTRACT AMOUNT INCLUDING CHANGE ORDERS _____

TOTAL AMOUNT OF WORK PERFORMED TO DATE **\$ 90,959.50**

STORED MATERIALS TO DATE _____

TOTAL WORK PERFORMED PLUS STORED MATERIALS **\$ 90,959.50**

LESS: RETAINAGE 10% **\$ 9,095.95**

PREVIOUS PAYMENTS _____

TOTAL DEDUCTIONS **\$ 9,095.95**

AMOUNT DUE CONTRACTOR **\$ 81,863.55**

Percent Complete _____

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge:
 (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Progress Payments;
 (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Progress Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and
 (3) all Work covered by this Progress Payment is in accordance with the Contract Documents and is not defective.

Contractor's Signature

By:	Date: _____
Name: Yonin Villares	Title: Managing Director
Contractor: Experts Underground Solutions, LLC	

Payment of: **\$ 81,863.55**

is recommended by: _____
(General Contractor) (Date)

Payment of: **\$ 81,863.55**

is approved by: _____
(Owner) (Date)

Payment of: **\$ 81,863.55**

is approved by: _____
(Owner) (Date)

CITY OF PINEY POINT VILLAGE, TEXAS
CHAPELWOOD COURT DRAINAGE IMPROVEMENTS
Experts Underground Solutions LLC

PROGRESS PAYMENT No.1

PROGRESS DATE

October 31st, 2025

BID ITEM	Descriptions	CONTRACT			THIS ESTIMATE	PREVIOUS QUANTITY	QUANTITY TO DATE	TOTAL COST TO DATE
		QUANTITY	UNIT	UNIT PRICE				
1	Mobilization (max 3% of contract price), complete in place, the sum of:	1	LS	\$20,000.00	1			\$ 20,000.00
2	Traffic Control and Regulation, complete in place, the sum of:	1	LS	\$8,500.00	0.5			\$ 4,250.00
3	Storm Water Pollution Prevention Plan, complete in place, the sum of:	1	LS	\$4,525.00	0.5			\$ 2,262.50
4	Remove and Replace Decorative Landscaping, including Flowers, Plants, Bushes, Rocks, and Associated Materials Within Landscaping Area, complete in place, the sum of:	1	LS	\$3,495.00				\$ -
5	Full Depth Concrete Point Repair, including proper removal and disposal of concrete pavement and subgrade, full depth saw cut, subgrade, 12" Thick cement stabilized sand, proof rolling, 7" Thick Reinforced Concrete Pavement, including reinforcement, doweling into existing pavement, undercut/hedger, joints, and grading, complete in place, the sum of:	30.0	SY	\$150.00				\$ -
6	Temporary Driveways, complete in place, the sum of:	4	EA	\$890.00	4			\$ 3,560.00
7	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, subgrade, level up sand, and full depth saw cut, complete in place, the sum of:	100	SY	\$135.00				\$ -
8	Swale and/or ditch regrading, including cut and fill as required to provide positive drainage to existing and proposed flowline elevations, per plans, complete in place, the sum of:	200	LF	\$12.00				\$ -
9	24" Diameter Reinforced Concrete Pipe, ASTM C76, Class III Storm Sewer, Rubber Gasket Joints, All Depths, Cement Stabilized Sand Bedding and Backfill, complete in place, the sum of:	270	LF	\$165.00	184			\$ 30,360.00
10	Concrete Collar for connecting Proposed 24" Storm Sewer to Existing 24" Storm Sewer, complete in place, the sum of:	1	EA	\$800.00				\$ -
11	Type 'A' Storm Sewer Inlet, Including Bedding and Backfill, complete in place, the sum of:	6	EA	\$3,998.00	4			\$ 15,992.00
12	Removal and Proper Disposal of Existing 18" Storm Sewer, including homemade inlets, grates, and any appurtenances, complete in place, the sum of:	200	LF	\$19.00	160			\$ 3,040.00
13	Remove and Dispose of Existing Type 'A' Inlet, including any appurtenances, complete in place, the sum of:	1	EA	\$900.00	1			\$ 900.00
14	Trench Safety for All Storm Sewer Greater Than 5' Deep, Including Installation, Operation, and Removal, complete in place, the sum of:	270	LF	\$5.00	184			\$ 920.00
15	6" PVC (C-900) Water Line Adjustment to include 30 L.F. of Water Line, Bends, Fittings, Testing, and 2-8" Wet Connections, complete in place, the sum of:	1	EA	\$125.00	1			\$ 125.00
B. TREE PROTECTION PLAN ITEMS								
16	Remove tree 12" to 29.99", complete in place, the sum of:	2	EA	\$985.00				\$ -
17	Clearance prune tree, complete in place, the sum of:	6	EA	\$950.00	6			\$ 5,700.00
18	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	400	LF	\$3.75	0			\$ -
19	Install Root Pruning Trench, complete in place, the sum of:	40	LF	\$40.00	40			\$ 1,600.00
C. SUPPLEMENTAL ITEMS								
20	Extra 1.5 Sacks of cement per Cubic Yard Added to 7" Concrete Pavement (Total of 7.0 Sacks/Cubic Yard), complete in place, the sum of:	30	SY	\$80.00				\$ -
21	Well Pointing for Storm Sewer Pipe, All Sizes, All Depths, including All Necessary Appurtenances, complete in place, the sum of:	130	LF	\$5.00				\$ -
22	Wet Condition Bedding for Storm Sewer Pipe Installation, All Sizes, All Depths, consisting of Seal Slab Foundation, Filter Fabrics, and All Appurtenances, complete in place, the sum of:	130	LF	\$30.00				\$ -
23	Installation and Removal of Piezometers, complete in place, the sum of:	1	EA	\$1,300.00				\$ -
24	Remove and Replace Type 'A' Inlet, including bedding and backfill, complete in place, the sum of:	1	EA	\$3,998.00				\$ -
25	Remove and Reset Brick Mailboxes, complete in place, the sum of:	1	EA	\$1,450.00				\$ -
26	PVC for yard drain connections (6"-8"), all depths, complete in place, the sum of:	6	EA	\$935.00				\$ -
27	Adjust short side water service line, from water main to meter box, complete in place, the sum of:	1	EA	\$900.00	1			\$ 900.00
28	Adjust long side water service line, from water main to meter box, complete in place, the sum of:	1	EA	\$1,375.00				\$ -
29	Cement Stabilized Sand, complete in place, the sum of:	100	CY	\$27.00	50			\$ 1,350.00
TOTAL AMOUNT OF WORK PERFORMED TO DATE								\$ 90,959.50

TCO REQUEST
11410 MEMORIAL

Check Refund Request

(Temporary Certificate of Occupancy)

Date Request: 09/30/2025	Check Request Amount: \$25,000.00	Trans Code: Incode
Original Check Received Date: 05/28/2024	Original Check Processed Date: 05/31/2024	Property Address: 11410 Memorial Drive (New Single-Family Home)
Permit #: Incode; P# 19221	Applicants Name: William and Mandy Kao	Applicant Contact Phone Number: [REDACTED]
Builder Contact Name and Address: Layne Kelly Homes 1031 Harvard Street Houston, Texas 77008 Bradley Smith [REDACTED]	Original Resident Address: Unknown	Notes: The resident paid the temp deposit by check. The builder requested the Temporary Certificate of Occupancy. The Temporary Certificate of Occupancy <u>expired on July 24, 2024</u> . The final As Built Topo was approved by HDR Engineering on September 11, 2025 . The builder has completed all the construction requirements required by the city, officially on September 11th, 2025 .
Builder Phone & E-Mail. Bradley Smith Construction Offices 1031 Harvard Street v [REDACTED] Laynekellyconstruction.co	Resident Name William and Mandy Kao	Notes: See attached documents. The builder had to seek an appeal, related to drainage/pool elevations. The appeal was granted on 09.11.2025.
Original Receipt Transaction Receipt: 00027642 Trans: # 110.0000 Term: 998 Ref#: Check Date: 05/31/2024 Time: 10:51 a.m.		Make Check Payable:
	Check Date:	Account Number:
	Check Number:	Approved By:
Requested by: Annette Arriaga 	Recommendation: The building department is not recommending approval.	Check Refund Amount \$0.00



City of Piney Point Village

7676 WOODWAY DR., SUITE 300
HOUSTON, TX 77063-1523

TELEPHONE (713) 782-0271
FAX (713) 782-0281

Friday, June 7th, 2024

Layne Kelly Homes
1031 Harvard Street
Houston, Texas 77008
(832) 368-3145 Office

RE: Temporary Certificate of Occupancy

Ref: 11410 Memorial Drive, Houston, Texas 77024. (City of Piney Point Village)

The City of Piney Point Village is issuing a Temporary Certificate of Occupancy, authorizing your occupancy of **11410 Memorial Drive** before the completion of the final City checklist.

Your signature below indicates that you have agreed to complete all City requirements within the next (45) days. Specifically, you agree that the \$25,000 fiscal security posted to the city will serve as a security to the city that the following items will be completed no later than the end of the day, **Wednesday, July 24th, 2024.**

- Decking Final
- Drainage Final
- Driveway Final
- Fence Final
- Final As Built Topo
- Memorial Village Water Authority-Clean Out Inspection
- Pool Final
- Pool Barrier Final Inspection
- Tree Final
- Turf Final

Failure to comply with or complete any item on the City's checklist for occupancy by the agreed upon such time, will result in the city revoking the Temporary Certificate of Occupancy and levying a fine of \$2,000 per day, to be taken from the posted security.

By signing below, you are acknowledging that you have requested and been given a Temporary Certificate of Occupancy and failure to perform as agreed will result in the revocation of the Temporary Certificate of Occupancy.

Sincerely,

Robert Pennington
City Administrator/City of Piney Point Village

Agreed: (Builder) Bradley Smith

Agreed: (Resident) William Kao

Agreed: (Resident) ~~Ana~~ Mandy Kao

City Copy



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063
TELEPHONE (713) 782-0271

CITY OF PINEY POINT VILLAGE

Certificate of Occupancy



THIS FORM WAS PRINTED ON 9/18/2025

11410 MEMORIAL DRIVE

This Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance, this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use.

PROJECT #: 19221

OCCUPATION TYPE: NEW SINGLE FAMILY

PROPERTY OWNER: WILLIAM AND MANDY KAO

BUILDER/CONTRACTOR NAME: Layne Kelly Homes, LLC

PROJECT COMPLETION DATE: September 18, 2025

(APPROVED BY)

09/18/2025

(DATE)

Development Services Director

Annette Arriaga



September 11, 2025

Mr. Siamak Fariabi
MF Engineering, LLC
P.O. Box 218182
Houston, Texas 77218

Re: On-Going Services
As-Built Review of 11410 Memorial Drive – **Sixth Submittal**
Piney Point Village, Texas
HDR Job No. 10420850

Dear Mr. Fariabi:

We are in receipt of the As-Built Drainage Plan for the above referenced address, dated 9/9/2025. Based on the submitted elevations, as well as your review and statement that the plan conforms to the approved drainage plan, the City interposes no objection to the as-built drainage plan, contingent upon the following:

- The pool deck and coping elevations on the southwest side of the house structure do not conform to City Ordinance Chapter 34 – Article IV. The engineer of record and the developer of this property acknowledge this nonconformance in the letters dated 9/4/2025, have appeared to mitigate the effects of the non-conformance with the existing drainage plan signed and sealed on 1/4/2024, and have indicated no adverse impact from the nonconformance to the drainage on the adjacent properties.

Please note, this does not necessarily mean that the entire plans, including all supporting data and elevations, have been completely checked and verified. However, the plan is signed, dated, and sealed by both a Professional Land Surveyor and a Professional Engineer, both of which are registered to practice in the State of Texas, which therefore conveys their professional responsibility and accountability.

Please contact Ms. Annette Arriaga with the City of Piney Point Village at 713-782-0271 to obtain your approved As-Built plan.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'Aaron Croley', is written over a light blue horizontal line.

Aaron Croley, P.E., CFM
Project Engineer

cc: Annette Arriaga – City of Piney Point Village

P.O. BOX 218182
HOUSTON, TEXAS 77218
713-419-7994 C
mack@mfariabi.com

M.F. ENGINEERING LLC

September 4, 2025

City of Piney Point
Building Official
7660 Woodway, Suite 460
Houston, Texas 77063

Reference: 11410 Memorial Drive
Houston, Texas 77024

To Whom It May Concern:

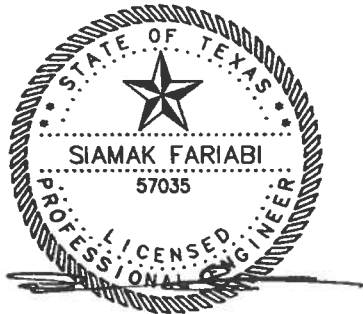
This letter is in response to additional clarifications regarding the swimming pool and the pool deck being higher than the design. Upon further review of the as-built survey it is determined that:

- The pool area has its own catch basins and subsurface drainage that connects to the property's overall subsurface system and therefore will not have any adverse impact to sheet flow
- Any sheet flow immediately outside the defined pool deck area, will be intercepted by the designed and installed catch basins to the west, north, and east of the property. All catch basins are lower than the elevations at the property line and shall prevent any run-off to neighboring properties

I acknowledge that per the as-built survey there is a violation to the city ordinance 34-122 and we are hereby requesting a variance to the city of Piney Point ordinance 34-122

Please feel free to contact me to discuss this further.
Sincerely,

Mack Fariabi
President
M.F. Engineering LLC
Firm # 6074



09/04/2025



Layne Kelly Homes, LLC
1031 Harvard Street
Houston, TX 77008

September 4, 2025

City of Piney Point Village
Annette R. Arriaga
Development Services Director
7660 Woodway, Suite 460 Houston, Texas 77063

Ref: 11410 Memorial Drive
Houston, Texas 77024

Dear Annette:

Layne Kelly Homes has been retained to construct a residence at the above-referenced address within the City of Piney Point Village. During the course of our as-built investigation, we have identified several existing conditions on the property that are not in compliance with City Ordinance 34-122. We are formally submitting this letter as an appeal to the requirements outlined in City Ordinance 34-122. As part of our request, we acknowledge the existing violations and have implemented corrective measures to ensure that no adverse impacts result from these conditions. Specifically, the conditions are:

1. The pool area and pool decking have been built approximately 0.5 feet above the proposed elevations referenced on the drainage plan. This site is located within the middle of the property and is surrounded on 2 sides by the newly built residence and has sufficient storm drains within the pool area and around the perimeter to catch any storm water runoff that may occur. This should not create any storm water runoff into any of the surrounding properties.
2. The backyard area has many existing mature trees that were not removed or damaged during the construction process. The drainage plan called for soil removal in these areas within the trees, which was not done, thus leaving the natural ground around the treed areas mostly unchanged. This created very flat areas along the north and east property lines in the rear yard. These flat areas should not create any storm water runoff into any of the surrounding properties.
3. The underground drainage system of inlets and pipes installed surrounding the newly built residence appears to all have positive drainage and does flow as designed. The installed drainage system does appear to be adequate to convey all of the storm water to its intended location and not allow any storm water to runoff into any of the surrounding properties.

We respectfully request that the City consider this appeal and allow the proposed corrective measures as a satisfactory resolution under the ordinance.

Should you have any questions or concerns, please do not hesitate to contact me to discuss these issues further.

Respectfully,

Layne Kelly Homes





Outlook

11410 Memorial Drive Drainage and Final Topo

From Bradley Patton Allen Smith <630fsllc@gmail.com>

Date Tue 4/15/2025 4:21 PM

To Annette Arriaga <bldgofficial@pineypt.org>; William Kao <William@titanmanagement.com>

Good afternoon Annette,

This is Bradley with Layne Kelly Homes. I am working on the corrections to the areas marked on the last submission of the final survey with Topo. We are submitting the corrections next week to close out the project with your approval. I thank you very much for your patience and assistance as we complete this project. Please call me if you have any questions or concerns at any time. I can be reached at [REDACTED]

Bradley Smith
Owner
Layne Kelly Homes

--

Bradley Smith
Construction Offices
1031 Harvard Street
w [REDACTED]
Laynekellyconstruction.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Re: Project Update

Tania Vargas <tania@laynekellyhomes.com>

Tue 8/6/2024 2:21 PM

To: Annette Arriaga <bldgofficial@pineypt.org>

Cc: Miguel Soltero <mike@smithhomestx.com>; James Queen <james@laynekellyhomes.com>

Annette,

I hope this message finds you well. I am writing to formally request an extension for 11410 Memorial. The need for this extension arises from several unforeseen circumstances that have significantly impacted our ability to complete the work within the original timeframe.

Over the past weeks, our region had been severely affected by Hurricane Beryl. The hurricane had caused extensive damage, including power outages, property damage, and road closures. As a result, we have faced considerable disruptions including lack of access to necessary resources, inability to work due to infrastructure damage, and personal safety concerns. This situation has greatly hindered our productivity and ability to finish.

The hurricane's aftermath has also affected the work environment. We were faced with disrupted internet service, damaged office space, and difficulty accessing necessary equipment. These disruptions have impeded our ability to work efficiently and meet the deadlines.

Despite these challenges, we have made every effort to mitigate the delays by working during available hours, prioritizing tasks, and seeking alternative solutions. However, the extent of the disruptions has been greater than initially anticipated.

Given these circumstances, I respectfully request an extension to ensure that we can deliver the work to the highest standard. We are committed to completing the project and believe that the additional time will allow us to address the remaining components effectively.

We are receiving the as built survey by Thursday, how do you want this to be turned in once we receive it

I sincerely apologize for any inconvenience this request may cause and appreciate your understanding and consideration. Thank you for your attention to this matter and your support during this challenging time.

Best regards,

On Mon, Aug 5, 2024 at 8:31 AM Annette Arriaga <bldgofficial@pineypt.org> wrote:

Good Morning

Your office, will need to provide a detailed email on why you are needed the additional time and you will need to list the hurricane but this detailed communication needs to express all the reasons for delay and the need for the extension because as of today we still have not received the final as built drawings and as you know we are eager for your to close.

So, work on a detailed reasons for the city to grant the extension.

Thanks,

Annette R. Arriaga

Director of Planning, Development & Permits
City Building Official
City of Piney Point Village
7660 Woodway Drive, Suite #593
Houston, Texas 77063
(713) 782-1757 Direct Line
bldgofficial@pineypt.org
www.cityofpineypt.com

From: Tania Vargas <tania@laynekellyhomes.com>
Sent: Friday, August 2, 2024 3:50 PM
To: Annette Arriaga <bldgofficial@pineypt.org>
Cc: Miguel Soltero <mike@smithhomestx.com>; James Queen <james@laynekellyhomes.com>
Subject: Re: Project Update

Good afternoon Annette,

Can we get additional days to finish up this deadline, we are currently done and waiting on surveyors and Martin is done on his end, we lost days due to the hurricane and weather issues.

On Fri, Jul 12, 2024 at 10:36 AM Annette Arriaga <bldgofficial@pineypt.org> wrote:
Good morning,

I am sure we will take that into consideration, but please concentrate on getting the project closed out, as much as possible.

Thanks,
Annette Arriaga

Get [Outlook for iOS](#)

From: Tania Vargas <tania@laynekellyhomes.com>
Sent: Thursday, July 11, 2024 3:45:16 PM
To: Annette Arriaga <bldgofficial@pineypt.org>
Cc: Miguel Soltero <mike@smithhomestx.com>
Subject: Project Update

Good afternoon Annette,

As we are working to finish off 11410 Memorial, we would like to know if we get additional days to finish off the project since the hurricane set us behind.

Also, wanting to know the status of the demo permit at 11665 Arrowwood.

LITTLE LIBRARY
454 BLALOCK ROAD

TO: Mayor and City Council
FROM: Robert Pennington, City Administrator
DATE: November 17, 2025
SUBJECT: Little Free Library Installation – Notification

Resident Liz Bender has requested to install a Little Free Library at the front of her property at 454 Blalock Road. The proposed structure will be painted “cypress green” to blend with the surrounding trees and will stand approximately 50–55 inches tall with a 13-inch-wide topper, positioned several feet to the left of an existing orange utility pole.

City staff determined that no permit is required for the installation. This memo is provided for Council awareness and to address any potential questions or concerns. The resident provided photos for reference.

