

**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

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**THE CITY OF PINEY POINT VILLAGE  
REGULAR COUNCIL MEETING AND PUBLIC HEARING  
MONDAY, DECEMBER 15, 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 AND PUBLIC HEARING ON MONDAY, DECEMBER 15, 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. PUBLIC HEARING**

- A.** Public Hearing on the proposed adoption of an ordinance approving the updated Permit Fee Schedule, effective January 1, 2026.

**V. NEW BUSINESS**

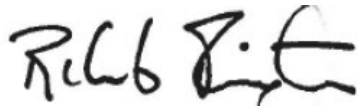
- 1.** Consideration and possible action on approval of the Council Meeting Minutes held on November 17, 2025.
- 2.** Consideration and possible action regarding the Memorial Villages Police Department.
  - a)** Update on activities.
- 3.** Consideration and possible action regarding the Village Fire Department.
  - a)** Update on activities.
- 4.** Consideration and possible action on City Engineering Matters.
  - a)** South Piney Point Road Improvements Proposal.
  - b)** Presentation and discussion of the City Engineer's Report.

5. Consideration and possible action to refer proposed amendments to the Temporary Certificate of Occupancy (TCO) ordinance to the Planning & Zoning Commission for review and recommendation.
6. Consideration and Possible Action to adopt an Ordinance (ORD 2025.12) approving the updated Permit Fee Schedule, effective January 1, 2026.
7. Consideration and possible action on the 2026 Holiday Schedule (RES 2025.12-A).
8. Consideration and possible action on an Ordinance (ORD 2012.12-B) approving the 2026 City Council Meeting Schedule.
9. Consideration and possible action regarding the Mayor's Monthly Report.
10. Consideration and possible action regarding the City Administrator's Monthly Report, including but not limited to:
  - a) Financial Related Items:
    - i. Financial Report – November 2025.
    - ii. Property Tax Report.
    - iii. Disbursements (greater than \$10,000).
    - iv. Temporary Certificates of Occupancy (TCO) Reimbursements.
  - b) Update on the Status of Potential Improvements for Raintree Circle and Further Considerations.
  - c) Mosquito Control Services Contract.
  - d) Jail Services Contract.
  - e) 2026 Municipal Election Update.
11. **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 on the potential acquisition of real property for public use.
  - c) Section 551.074 — Personnel Matters: To deliberate the annual evaluation of City Employees.
12. **Reconvene into Regular Session:** Consideration and possible action on items discussed in the Executive Session.
13. Discuss and consider possible action on future agenda items, meeting dates, and similar matters.
  - a) Beautification Meeting – January 12.
  - b) Engineering Meeting – January 14.
  - c) Regular Council Meeting – January 26.

## V. ADJOURNMENT

**CERTIFICATION**

I confirm that a copy of the agenda for the Piney Point Village City Council meeting on December 15, 2025, was posted in a publicly accessible location on December 9, 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: December 15, 2025

SUBJECT: Consideration and possible action on approval of the Council Meeting Minutes from November 17, 2025.

**Agenda Item: 1**

**Informational Summary**

The minutes from the Regular City Council Meeting held on November 17, 2025, are presented for review and approval. Approval of minutes ensures the accuracy of the City's official legislative record and supports transparency, accountability, and compliance with the Texas Local Government Code.

**Key Actions taken from the November 17, 2025, meeting include:**

1. **Approved** minutes of the October 27, 2025, meeting.
2. **Approved** all disbursements greater than \$10,000.
3. **Reviewed** the draft 2026 Permit Fee Schedule and provided feedback on TCO fees and minor refinements; the final schedule is returning in December for action.

**Recommendation**

Staff recommends approval of the November 17, 2025, Regular City Council Meeting Minutes as presented.

**MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY,  
NOVEMBER 17, 2025, AT 6:00 P.M.; 7660 WOODWAY DRIVE, SUITE 460, HOUSTON, TEXAS  
77063.**

**Councilmembers Present:**

Mayor Aliza Dutt; 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 (via Zoom).

**City Representatives Present:**

Robert Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, MVPD Police Commissioner; Solace Southwick, MVPD Police Commissioner; Ray Schultz, MVPD Police Chief; Blair Cerny, MVPD Police Detective; Brian Croft, VFD Fire Chief; Annette Arriaga, Development Services Director; Gerson Quevedo, Development Manager; 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.
- Councilmember Curth participated via Zoom.

**Pledge of Allegiance**

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

**Citizens Wishing to Address Council**

No citizens addressed the Council.

**NEW BUSINESS**

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

- A minor correction was noted before final consideration.
- **Action:** Councilmember Herminghaus moved to approve the minutes.  
Councilmember Bender seconded. Motion carried:  
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.  
NAYS: None.

**2. Consideration and possible action regarding the Memorial Villages Police Department.**

- Chief Schultz presented the October 2025 activity report.
- No formal action taken.

**3. Consideration and possible action regarding Village Fire Department.**

- Chief Croft provided the October 2025 activity update.
- No formal action taken.

**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.**

- HDR reported that they met with residents at 14 and 15 Windermere Lane on November 7 regarding the 24-inch outfall repair design and temporary easements. The resident at 15 declined to grant temporary access, which has paused the project pending further direction. A formal notice was sent on November 13, and Council and Staff will advise HDR on next steps.
- HDR is proposing roadway improvements and safety enhancements for South Piney Point Road, with plans for presentation at the December Meeting.
- HDR provided an update to the Council regarding the Chuckanut project, highlighting that site restoration is underway, with sod installation still pending. However, a portion of the remaining work has been paused due to a potential claim. Additionally, an update was provided on commissioning a survey to precisely identify property corners and prevent any encroachment along the planned fence line.
- HDR presented the remaining items from the Engineering Report, including an update on the Kinkaid Traffic Study.
- No formal actions were taken.

➔ **At 6:32 p.m., Council decided to change the order of business, discussing Item #6 before returning to Item #5.**

**6. Consideration and Possible Action concerning Raintree Circle Improvements.**

- Council discussed legal considerations related to the item.
- At 6:35 p.m., the Council recessed into Executive Session under Section 551.071.
- At 7:04 p.m., the Council reconvened. The City Administrator stated that staff and the City Attorney will review the legal options for any potential assistance to private streets. This includes evaluating whether the use of existing unit-price contracts could be permitted under public-purpose requirements and applicable law. The matter will return for discussion once the legal framework and possible approaches are clarified.
- No further action was taken.

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

- Staff presented an updated overview of the 2026 Fee Schedule, including benchmarking with neighboring cities, proposed plan-review fees, drainage and

inspection updates, and policy options for Council consideration. Council received the information and provided direction on refinements, mainly regarding TCO, and will review the final ordinance and the full schedule at an upcoming meeting.

Council supported general adjustments with minor modifications to be incorporated. The item will be returned in December for further review and action.

- Councilmember Curth emphasized the importance of ensuring that any fee adjustments are not used to generate unnecessary revenue.
- No further action taken.

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

- The mayor had no updates to present.
- No action taken.

**8. Consideration and possible action regarding the City Administrator's Monthly Report.**

- The City Administrator presented various items in the City Administrator Report. Notably, it was recommended to deny the reimbursement request for the Temporary Certificate of Occupancy (TCO) and to confirm Council concurrence regarding the right-of-way placement of the Little Library.
- **Action:** Upon motion by Kollenberg, seconded by Bender, Council approved the disbursements over \$10,000, including: On Par Civil Services for \$480,016.00 for Chuckanut Improvements; Experts Underground Solutions for \$102,426.00 for Blalock Repairs; J. Rivas Construction for \$26,453.30 for 2025 Point Repairs; and Experts Underground Solutions for \$81,863.55 for Chapelwood Drainage. Motion carried:

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

NAYS: None.

- No further formal action was taken.

**9. Executive Session – Legal Consultation / Real Property**

- The Council entered a second executive session, which was held at 7:38 p.m. to discuss legal and real property matters.

**10. Reconvene into Regular Session**

- Council reconvened at 8:16 p.m. and no action was taken on items discussed in Executive Session.

**11. Future Agenda Items / Meeting Dates**

- Council reviewed upcoming dates, including Beautification (Dec. 8, TBD), Engineering (Dec. 10, TBD), and Regular Council Meeting (Dec. 15).
- Staff noted that an engineering meeting is proposed for December 3, with dates subject to further confirmation

- No formal action taken.

#### **ADJOURNMENT**

- Councilmember Bender moved to adjourn; Councilmember Rohde seconded.
- Mayor Dutt adjourned the meeting at 8:17 p.m.

**PASSED AND APPROVED** on the **15th** day of **December** 2025.

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**Aliza Dutt**  
**Mayor**

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**Robert Pennington**  
**City Administrator / Authorized City Secretary**



TO: City Council

VIA: R. Schultz, Police Chief

MEETING DATE: December 15, 2025

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

## **Agenda Item: 2**

This agenda item provides the City Council with the November 2025 operational report from the Memorial Villages Police Department (MVPD). The attached binder report includes call volume, enforcement activity, arrests, investigative updates, ALPR analytics, and staffing/budget information.

### **Activity Review – October 2025**

- **Piney Point Village Activity:**
  - 1,610 total calls/incidents (YTD 18,941)
  - 951 house watches (YTD 12,631)
  - 3 traffic accidents
  - 316 citations / 263 warnings = 578 total enforcement contacts
  - Police reports: 32 reports of the 109 filed department-wide
  - Average emergency response time: 3:39 minutes for priority calls
- **Criminal Activity:**
  - Crimes Against Persons: 1
  - Crimes Against Property: 10
  - 2 residential burglaries
  - 5 ID theft/fraud
  - 3 theft cases
  - Quality of Life / Petty Crimes: 98 total (including 11 accidents, 23 warrants, 27 towed vehicles)
  - Arrests: 36 total (23 warrants, 8 Class C, 4 DWIs, 1 felony)
- **Budget Snapshot (YTD):**
  - Personnel: \$5,746,671 of \$6,744,765 (85.2%)
  - Operating: \$1,024,794 of \$1,292,201 (79.3%)
  - M&O Total: \$6,771,465 of \$8,036,966 (84.3%)
  - Capital: \$185,561 of \$170,000 (109.2%)
  - Net Total: 85% of FY budget expended
- **Department Highlights and Updates:**
  - Residential Burglaries – Organized Crime Group Identified: Two holiday burglaries are linked to a regional criminal group using Bluetooth jammers to disable cameras. A Volvo SUV with a fake Texas plate is a suspect vehicle. Offenders likely observed residents' departure patterns before the crimes.
- **Community Engagement and Events:**
  - Two RAD training events were hosted at Chapelwood Church.

### **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

December 8, 2025

TO: MVPD Police Commissioners  
FROM: R. Schultz, Chief of Police  
REF: November 2025 Monthly Report

During the month of November, MVPD responded/handled a total of 6,194 calls/incidents. 3,354 House watch checks were conducted. 1165 traffic stops were initiated with 1190 citations being issued for 1,795 violations. (Note: 35 Assists in Hedwig, 262 in Houston, 3 in Spring Valley and 0 in Hillshire)

*Calls/Events by Village were:*

Village	Calls/YTD	House Watches/YTD	Accidents	Citations	Response Time
Bunker Hill:	2154/25325	1112/16309	1	363/241/604	3@1:52
Piney Point:	1610/18941	951/12631	3	316/263/578	4@3:39
Hunters Creek:	2064/26639	1281/18793	7	317/296/613	9@4:19
				Cites/Warn/Total	16@3:48

*Type and frequency of calls for service/citations include:*

Call Type	#	Call Type	#	Citations	#
False Alarms:	119	E-Bike Violations	6	Speeding:	357
Animal Calls:	25	Ord. Violation	27	Exp. Registration	428
ALPR Hits:	30	Information	8	Ins	201
Assist Fire:	35	Suspicious Situation	87	No License	113
Assist EMS:	32	Loud Party	9	Stop Sign	43
Construction Checks	444	Welfare Checks	15	Fake Plate	19

*This month the department generated a total of 109 police reports.*

*BH-32, PP-32, HC-37, HOU-6, HED-1, SV-1*

Crimes Against of Persons (1)

Assault 1

Crimes Against Property (10)

Burglary of a Habitation 2

ID Theft/Fraud 5

Theft 3

Petty/Quality of Life Crimes/Events (98)

ALPR Hits (valid)	8	DWI	4
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Accidents	11	Weapons Charges	3
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Warrants	23	Fake Plates	19
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Towed vehicles	27	Misc	3
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Arrest Summary: Individuals Arrested (36)

Warrants	23	DWI	4
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Class 3 Arrests	8	Felony	1
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Budget YTD:	Expense	Budget	%
• Personnel Expense:	5,746,671	6,744,765	85.2%
• Operating Expense:	1,024,794	1,292,201	79.3%
• Total M&O Expenditures:	6,771,465	8,036,966	84.3%
• Capital Expenses:	185,561	170,000	109.2%
• Net Expenses:	6,957,026	8,206,966	85.0%

#### Follow-up on Previous Month Items/Requests from Commission

The Finance Manager reviewed the Commission Finance Policy as requested. No changes are recommended at this time.

#### Personnel Changes/Issues/Updates

Officer Silliman submitted his resignation effective 12/19/25. Officer Silliman has accepted an offer with Homeland Security.

Officer Taylor submitted a return-to-work letter from his doctor clearing him from long-term disability effective 12/29/25.

Annual officer and dispatcher bids have occurred as scheduled. Shift changes will occur on January 4, 2026.

#### Major/Significant Events/Updates

On 11/17/25 the ALPR system was beneficial in clearing a male subject who was accused of taking a bicycle from Frostwood Elementary School. A witness had reported the man who was pushing 3 bikes across Gessner of taking the bikes. Officers were able to review the ALPR camera and see the man had not taken the bikes from the bike rack but had arrived in the area with the bicycles. The man was released and appreciated the diligence of officers in clearing him.

Over the Thanksgiving holiday weekend, we experienced 2 residential burglaries. The burglaries appear to not be related due to differences in the Modus Operandi of the criminals. One case, however, has been tied to a organized group of suspects who are active in the Houston metro area. The criminals are utilizing a Bluetooth jammer in attempts to block wireless surveillance cameras from recording them until they can move the cameras. A vehicle of interest has been identified the Volvo SUV that is displaying a fake Texas license plate. In the Farnham Park crime, the criminals broke into the home soon after the residents left for dinner leading detectives to believe the area may have been under surveillance by the offenders.

Six of the new Grant-funded Flock ALPR cameras have been installed and are currently awaiting electrical service hook-up. The 3 remaining cameras are scheduled for installation over the next 2-3 weeks.

#### Community Projects

The MVPD hosted 2 RAD events during the month. One was the annual State RAD Instructors refresher training and the second was a RAD instructor advanced training class. Both were well attended and hosted at Chapelwood Church.

#### V-LINC new registrations in November +18

BH – 1785(+2)  
PP – 1291 (+15)

HC – 1793 (+1)  
Out of Area – 652 (+0)

## 2025 Total Incidents

2025	Crimes Against Persons	Crimes Against Property	Quality of Life Incidents	Total	Arrests	Incidents	House Checks	YTD BH INC	YTD BH HC	YTD PP INC	YTD PP HC	YTD HC INC	YTD HC HC
January	1	12	41	54	7	4656	3203	1256	883	1525	1122	1697	1198
February	2	7	56	65	16	4200	2510	1276	813	1058	627	1628	1068
March	0	10	77	87	31	6064	4055	1945	1442	1659	1093	2269	1539
April	0	7	57	64	26	5643	3338	1657	1031	1661	1094	1915	1209
May	1	6	63	70	23	5615	3745	1876	1177	1578	948	2397	1612
June	1	10	72	83	20	8367	6201	3048	2293	1914	1362	3146	2539
July	2	9	88	99	27	10,565	8162	3651	2809	2769	2194	3819	3139
August	2	14	109	125	32	8,705	5621	3048	1750	2155	1500	3160	2371
September	3	9	82	94	27	7,192	4239	2879	1670	1615	971	2393	1598
October	1	9	93	103	18	6,465	3337	2535	1329	1397	769	2151	1239
November	1	10	98	109	36	6,194	3,354	2154	1112	1610	951	2064	1281
December													
Total	14	103	836	953	263	73666	47765	25325	16309	18941	12631	26639	18793

2024 Totals	13	117	731	863	196	74417	55558	24548	19569	19598	14461	27723	21515
Difference													
% Change													

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	31:34:28		4	64
BAKER, BRIAN C	*	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	0:12:42			
BALDWIN, BRIAN	*	13:28:18	8:14:01	1:55:45	13:44:30	2:44:34	15:32:04	15:12:54	12:48:07	3:44:34	1:44:25			
BIEHUNKO, JOHN		15:40:14	20:12:21	19:06:35	19:51:57	18:46:34	29:08:25	16:36:59	23:22:00	16:46:52	23:25:46		3	58
BOGGUS, LARRY	*	1:35:53	6:18:55	0:48:52	1:23:13	0:34:48	0:00:00	0:20:18	0:36:36	0:44:26	1:08:32			
BURLESON, Jason		14:32:02	19:35:41	21:07:05	14:17:04	18:33:22	24:53:25	20:18:57	10:27:36	23:57:23	17:52:10		5	49
BYRD, Rachied		24:40:42	15:36:41	20:04:53	23:40:39	35:33:24	37:37:56	25:58:10	12:46:34	31:42:37	20:07:40		2	66
CANALES, RALPH EDWARD		22:07:13	10:22:31	20:43:33	14:59:47	20:26:59	25:18:51	15:34:43	26:04:32	21:52:26	9:50:35		2	50
CERNY, BLAIR C.	*	14:55:06	15:00:00	1:21:43	3:11:06	0:10:55	4:52:17	4:47:57	4:28:54	6:42:12	2:01:43			
DARRESHOORI, JD										35:33:13	35:42:35		11	186
DEADY, David							33:10:36	55:26:01	43:52:57	37:59:41	45:56:05		12	104
GONZALEZ, Jose		24:24:08	28:28:50	18:58:29	14:37:04	28:33:59	16:54:01	20:25:41	29:41:53	23:41:05	32:13:06		2	51
HARWOOD, NICHOLAS		16:57:08	10:48:24	14:42:32	16:35:17	34:45:16	39:27:05	25:11:58	40:02:51	24:32:44	23:04:19		8	77
JARVIS, RICHARD		21:10:56	21:08:48	29:12:50	20:02:53	23:27:49	17:54:53	24:18:09	34:08:29	29:49:26	24:41:27		1	97
JOHNSON, JOHN		23:42:56	19:58:30	19:07:51	20:55:03	34:11:54	28:11:20	29:14:15	34:21:02	27:08:46	27:06:12		3	64
JONES, ERIC	*	0:06:21	0:00:00	0:00:00	0:00:00	0:24:26	0:00:00	0:01:25	0:00:18	0:00:00	0:00:00			
KING, JEREMY		5:57:30	13:03:05	14:53:14	16:02:45	25:22:39	30:54:03	9:07:45	5:40:12	1:46:39	1:44:07			
KUKOWSKI, Andy		27:54:59	30:25:51	19:52:30	12:32:10	27:59:32	16:38:03	26:12:35	26:06:58	26:11:32	27:28:55		6	143
MCELVANY, ROBERT		12:22:39	9:57:54	12:10:12	8:14:49	12:25:07	6:37:20	12:36:28	20:00:07	13:53:44	8:03:24			42
MILLARD, Shaneca		20:53:11	32:48:34	25:29:07	8:34:05	34:38:51	31:52:01	12:54:47	28:14:01	20:39:56	32:22:48		4	73
ORTEGA, Yesenia		22:55:16	17:40:40	21:12:41	14:05:43	27:22:29	26:22:41	17:23:17	6:38:15	13:45:03	18:18:19		3	36
OWENS, LANE	*	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	0:21:36		1	
PALOMINO, Michelle				10:38:00	24:25:22	36:26:16	43:40:16	15:30:45	22:42:44	28:51:12	54:01:50		9	76
PAVLOCK, JAMES ADAM		7:43:45	7:56:16	12:53:27	23:05:58	16:00:21	19:41:57	17:19:50	52:04:32	16:01:46	18:21:01		5	57
RODRIGUEZ, CHRISTOPHER	*	10:19:28	14:35:05	3:16:51	2:01:05	1:44:02	0:02:50	3:19:50	6:16:04	9:24:03	2:33:05			
RODRIGUEZ, JOSE		27:31:06	11:49:13	22:35:05	20:59:26	32:09:20	27:04:24	37:13:51	19:02:26	28:21:13	25:07:29		6	75
RODRIGUEZ, REGGIE		14:07:24	21:31:06	2:58:20	15:25:29	37:04:02	37:29:27	16:41:13	17:07:48	23:01:36	15:02:05			50
SCHULTZ, RAYMOND	*	0:00:00	3:10:17	0:00:00	0:11:38	0:00:00	0:00:00	0:20:39	3:54:15	0:27:07	1:13:54			
SILLIMAN, ERIC		8:34:26	16:17:47	19:46:53	10:07:19	25:47:13	13:07:41	23:55:31	32:31:01	17:29:22	29:10:10		9	174
SPRINKLE, MICHAEL		12:49:34	10:54:59	16:40:21	13:21:10	7:50:26	37:52:39	16:20:28	42:19:50	18:14:56	16:17:10		4	42
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	22:33:47	14:26:46	24:35:38	18:28:58	23:28:40	12:11:11	19:15:40	25:11:24		2	66
WHITE, TERRY		23:11:18	23:24:40	47:08:37	8:46:53	24:59:31	32:26:17	13:36:00	42:50:32	25:15:36	24:46:35		7	54
* = Admin													Total	109
														1795

Dispatch Committed Time														
911 Phone Calls		200	206	408	272	350	276	212	263	377	317	304		
3700 Phone Calls		2279	2418	2451	2622	2300	2198	2005	1868	2073	2980	3567		
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	84:14:27		
Radio Transmissions		8293	9138	10095	11342	10315	10590	10113	11321	13348	15996	21126		

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

Program Summary				
	2025 Value	\$ 353,000.00	Recovered	19
	2024 Value	\$ 746,000.00	Recovered	30
	2023 Value	\$ 646,500.00	Recovered	30
	2022 Value	\$ 1,733,000.00	Recovered	74
54	2021 Value	\$ 1,683,601.00	Recovered	75
	2020 Value	\$ 1,147,500.00	Recovered	61
	2019 Value	\$ 438,000.00	Recovered	22
	<b>Program Total</b>	<b>\$ 6,394,601.00</b>		<b>311</b>

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

<u>Runaways/Missing</u>		<u>Community Safety Hotline</u>
1/15/2025	TKS4987	8
3/12/2025	TKV9019	7
6/11/2025	SGS3220	21
7/17/2025		21

## 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

[illegible]

## MVPD – VFD Monthly Response Times Report

November 2025

### 911/Emergency Designated Calls - EMS and Fire

Total	9@2:52
Bunker Hill	3@1:52
Piney Point	2@2:29
Hunters Creek	3@3:29

### EMS Only

Total	7@3:13
Bunker Hill	2@1:42
Piney Point	1@3:42
Hunters Creek	4@3:29

### Fire Only

Total	2@0:55
Bunker Hill	1@1:01
Piney Point	1@0:50
Hunters Creek	0@0:00

### Radio

Total	16@3:59
Bunker Hill	4@1:18
Piney Point	9@4:11*
Hunters Creek	3@3:44

- Dup fire alarm call = contractors



14

Bunker Hill

# Piney Point

# Hunters Creek

Frequent  
Mobile  
Locations

118  
Total Hits

Lindenwood  
HOA

Longwoods  
HOA

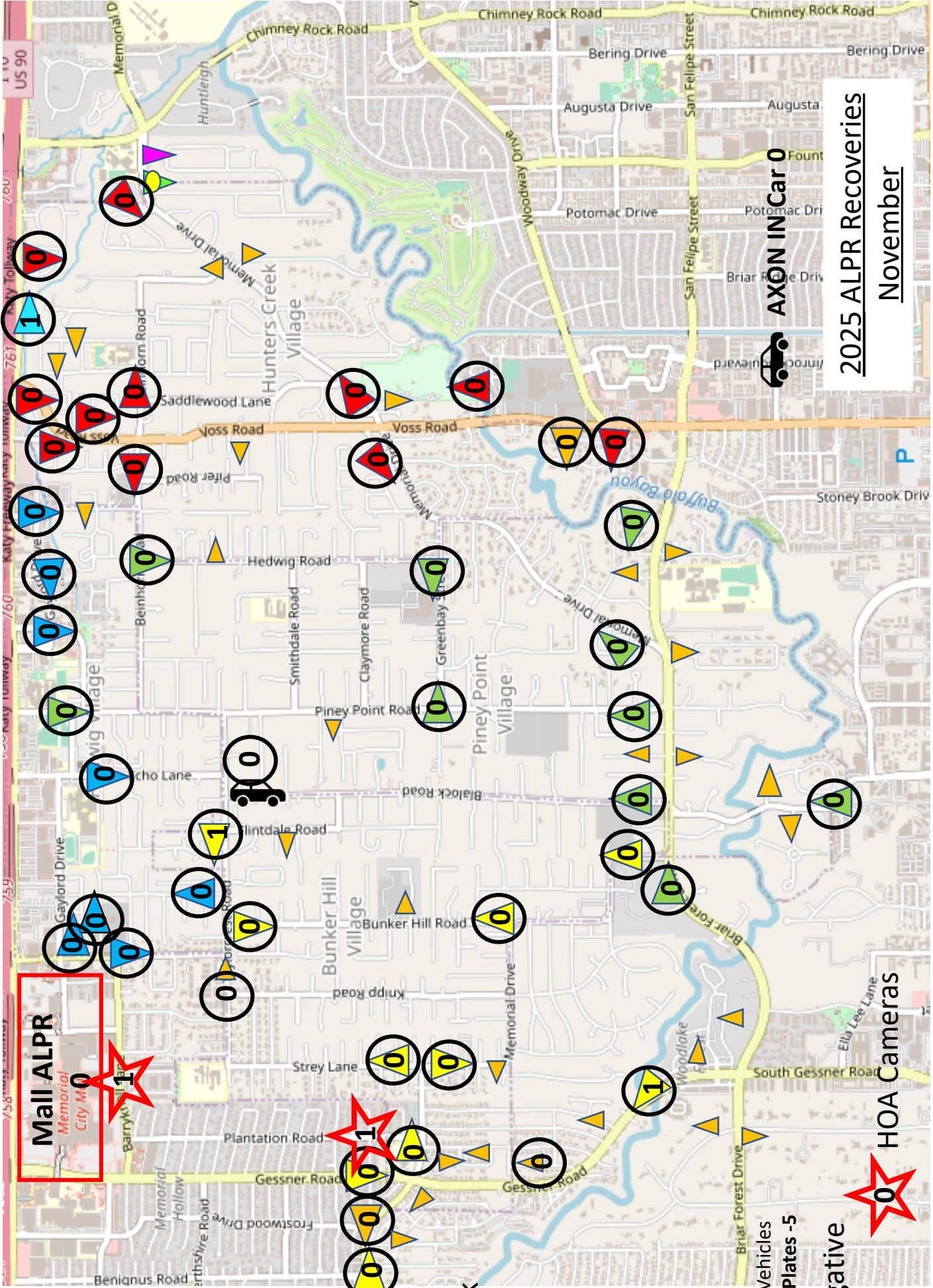
US Coins

HOA  
Systems-34

11/30/25

2025 ALPR Hits  
November






Lindenwood  
HOA

Longwoods  
HOA

US Coins

HOA  
Systems

Recovered

  
TEXAS  
687-GTY

5

11/30/25

Hedwig

Bunker Hill

Piney Point

Hunters Creek

Recovered Vehicles  
Recovered Plates -5

Investigative  
Leads

AXON IN CAR 0

2025 ALPR Recoveries  
November

HOA Cameras



## 2025 Burglary Map

<u>Address</u>	<u>Alarm</u>	<u>POE</u>
111014 Wickwood	N	Rear Window
111119 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 Stony Creek	N	Garage Door
11619 Chartwell	N	Garage Door
1103 RiverGlynn	N	Garage Door
7503 Riverview	N	Garage Door20
20 Farnham Park	N	Side Door
18 Willowend	N	Rear Door

## 2025 Robberies

Address  
300 Gentilly Pl



# Daytime Burglary

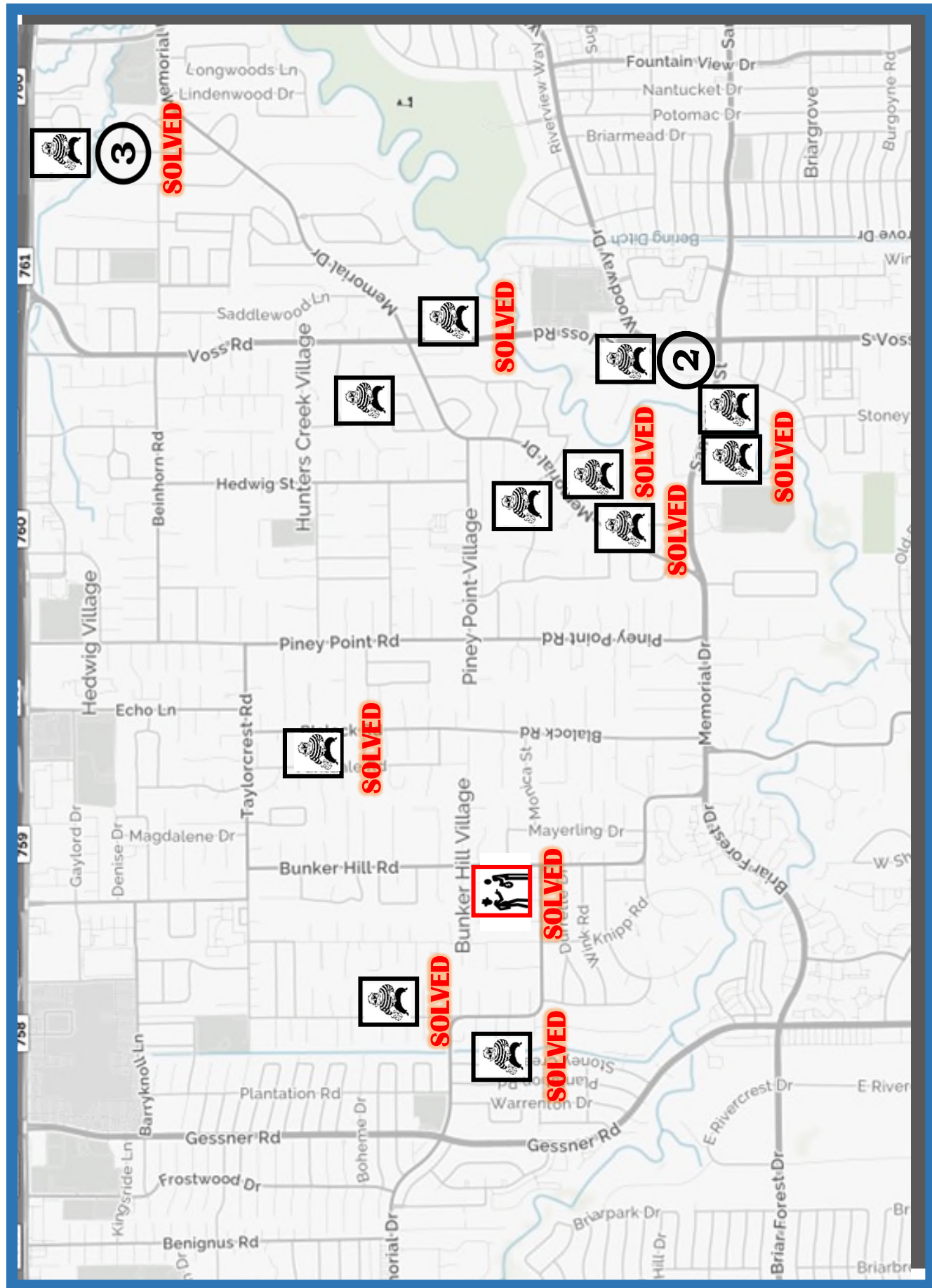


## Nighttime Burglary



# Robbery

11/30/25



## 2025 Auto Burglary Map

Address	POE
533 Dana Lane	UNL
347 Hunters Trail	UNL
110 Radney	UNL
1000 Riverbend	UNL
500 Stry (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

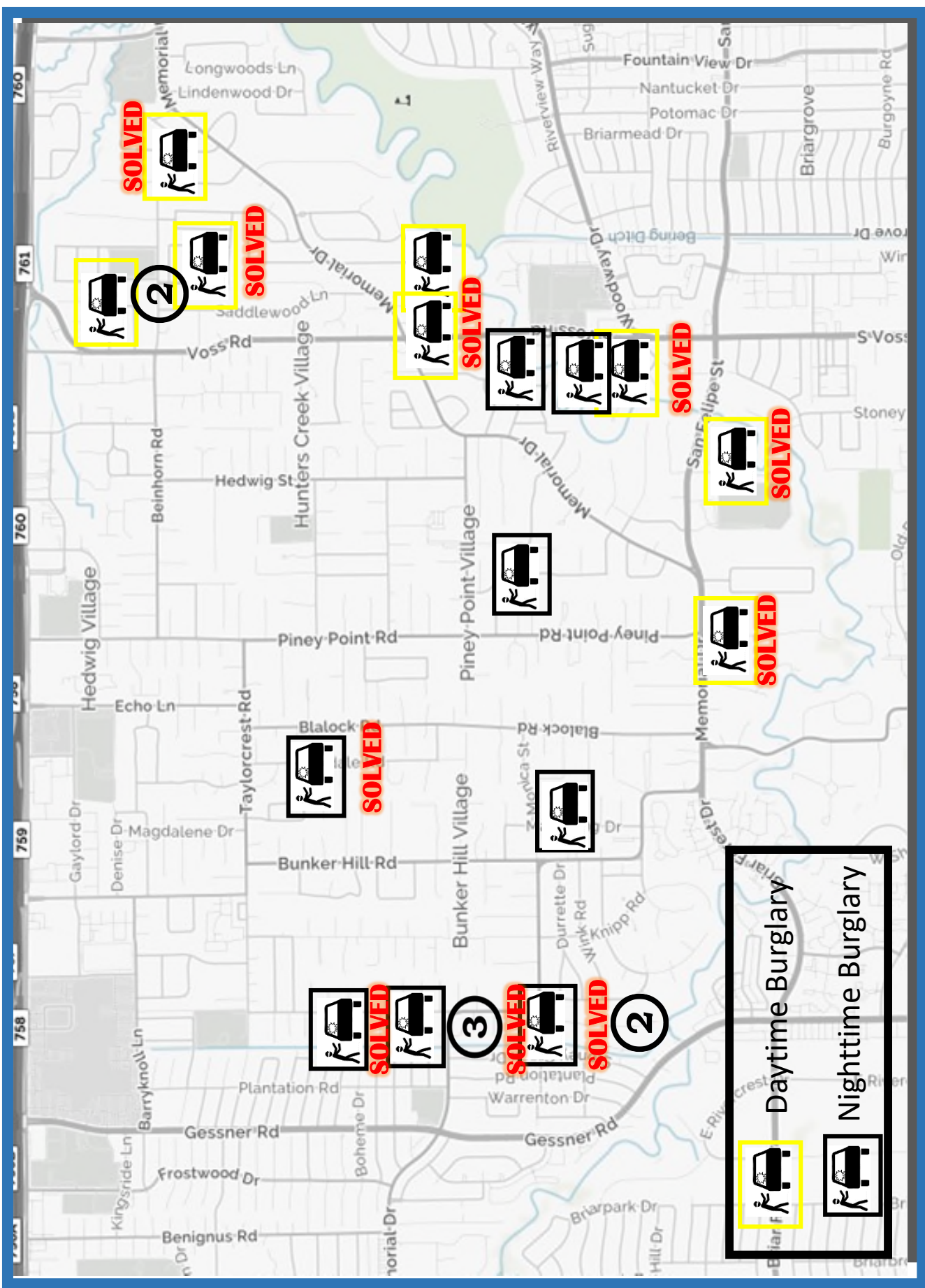
## Lock/Win Punch

\* Juggling

③  
②

Blue Entry = Actual  
Location Unknown

**OLVED**  
11/30/25





# NOVEMBER 2025 ALPR REPORT



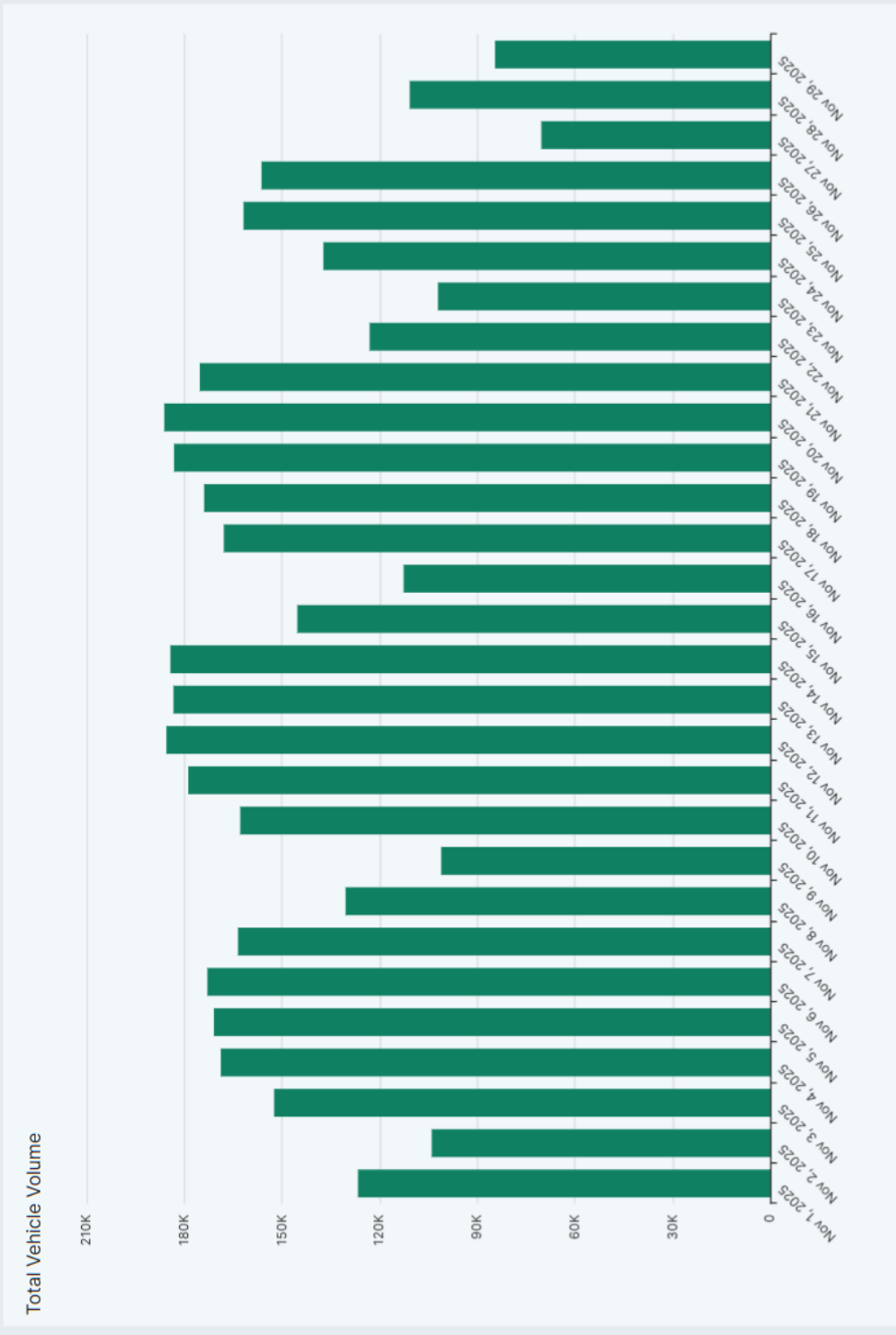
Total Plate Reads, Incl's multiple reads of same plate  
Number of Unique Plates Read – Total without repeats  
Number of Hits/Alerts - All 14 possible categories  
Number of Hits/Alerts of the 6 monitored categories  
Number of Sex Offender Hits (not monitored live)  
Summary Report  
Total Hits-Reads/total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



2025 ALPR Data Report

Total Reads 4,275,239

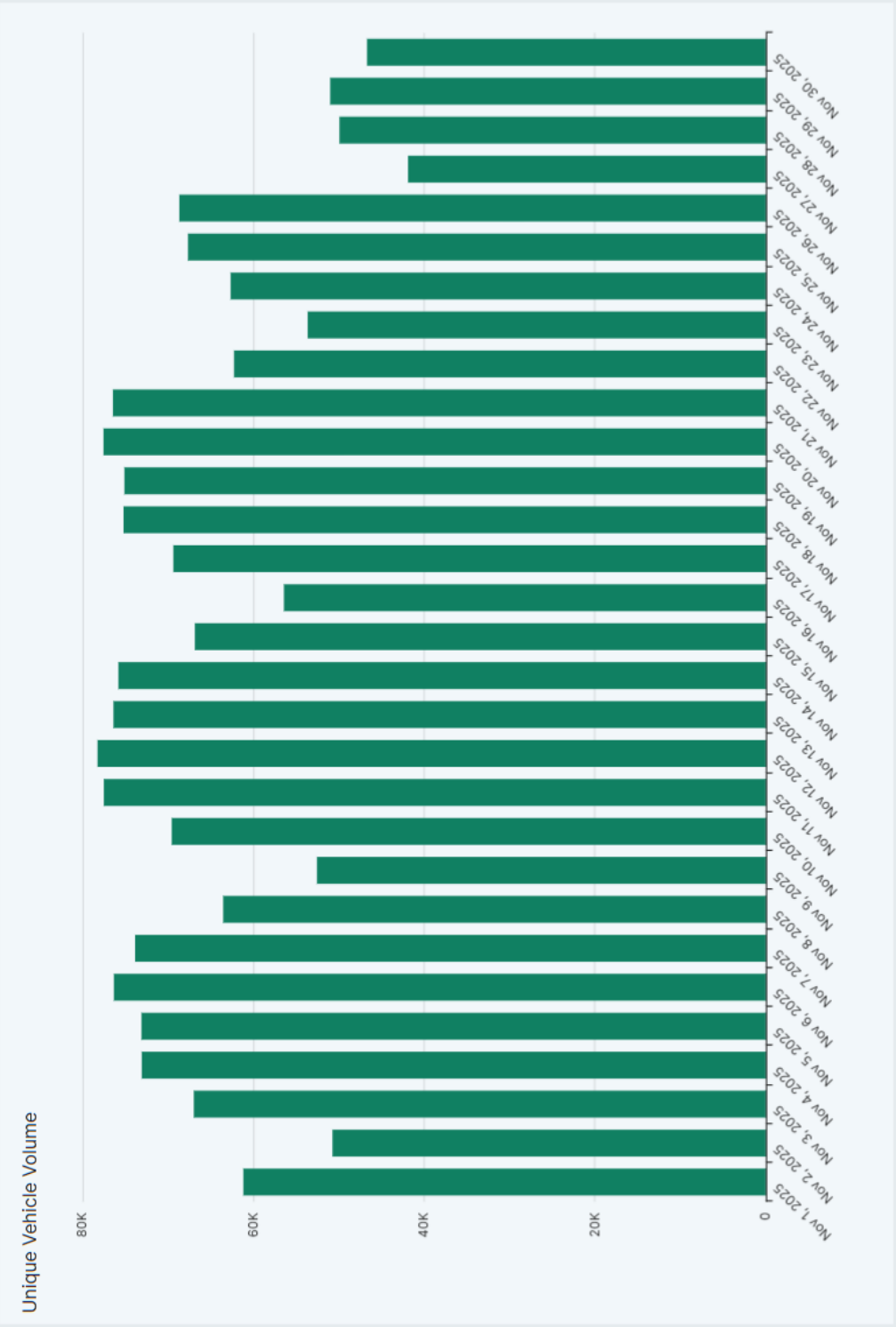
Total Vehicle Volume	Year to Date Volume
4,275,239	53,482,254



Unique Reads 637,457

Unique Vehicle Volume

637,457



Unique Vehicle Volume

Date	Total Unique Plates
Nov 1, 2025	61,168
Nov 2, 2025	50,738
Nov 3, 2025	66,968
Nov 4, 2025	73,059
Nov 5, 2025	73,096
Nov 6, 2025	76,331
Nov 7, 2025	73,839
Nov 8, 2025	63,534
Nov 9, 2025	52,557
Nov 10, 2025	69,553
Nov 11, 2025	77,502
Nov 12, 2025	78,245
Nov 13, 2025	76,382
Nov 14, 2025	75,801
Nov 15, 2025	66,845
Nov 16, 2025	56,420
Nov 17, 2025	69,370
Nov 18, 2025	75,190
Nov 19, 2025	75,101
Nov 20, 2025	77,545
Nov 21, 2025	76,444
Nov 22, 2025	62,266
Nov 23, 2025	53,633
Nov 24, 2025	62,663

All Categories – All Hotlists

Date Range2025/11/01 - 2025/11/30

TimeframeDay

CamerasAll

NetworksAll

CategoryAll

Alert SourcesAll

Hot List ReasonAll

Show Hits BySource Type

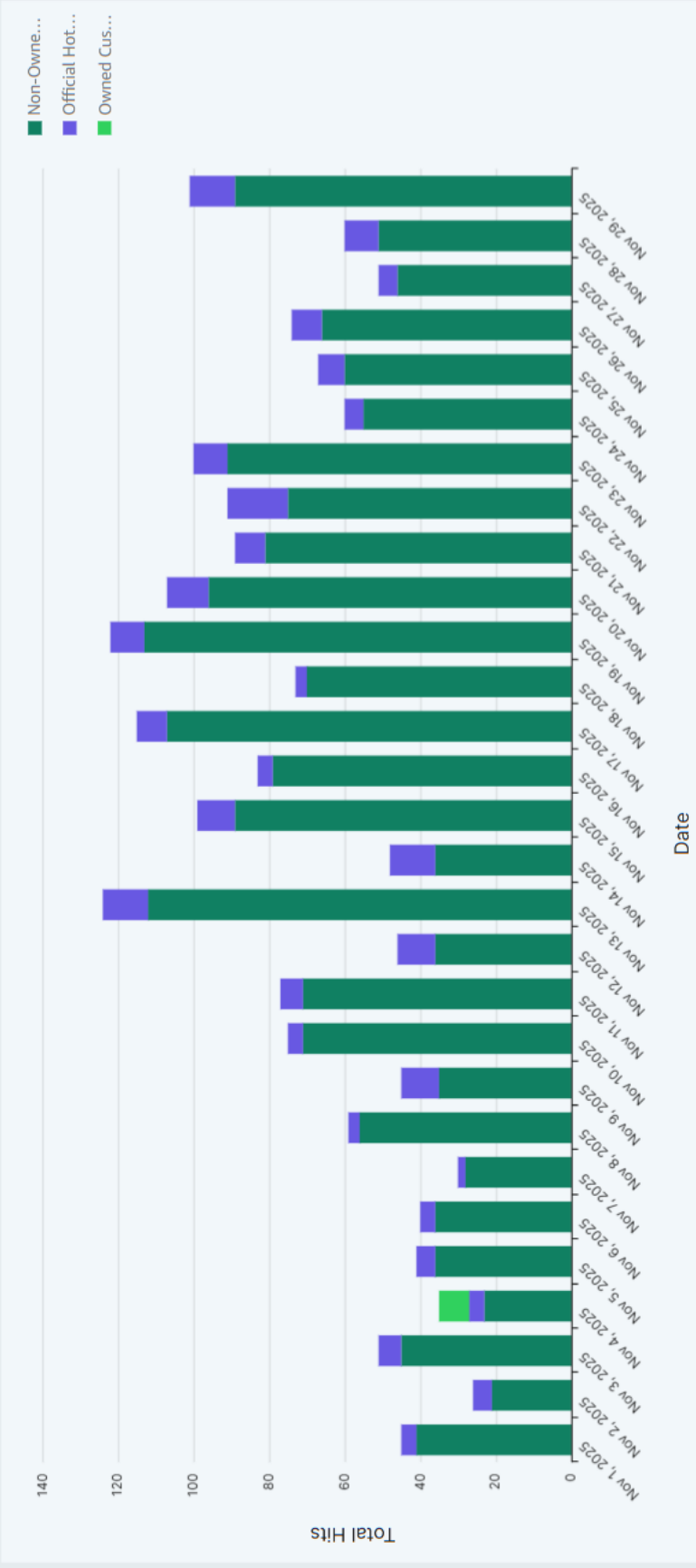
Visual TypeBar Chart

Total Hotlist Alerts2,034

Official Hotlist Alerts211

Your Custom Hotlist Alerts8

Other Custom Hotlist Alerts on Your Networks1,815



Total Alerts by Topic	
Topic	Alerts
Non Owned Custom Hotlist Alert	1,815
Sex Offender	93
Protection Order	54
Stolen Plate	26
Stolen Vehicle	22
Custom Hotlist Alert	8
Gang or Suspected Terrorist	8
Warrants	6
Missing Person	1
Violent Person	1

# Top 6 Categories

Date Range ⓘ  
2025/11/01 - 2025/11/30

Timeframe ⓘ  
Day

Cameras ⓘ  
All

Visual Type ⓘ  
Bar Chart

Alert Sources ⓘ  
All

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

Hot List Reason ⓘ  
Source Type

Category ⓘ  
Official Hotlist, Owned Custom Hotlist

Show Hits By ⓘ  
Source Type

Networks ⓘ  
All

Total Hotlist Alerts  
65

Official Hotlist Alerts  
57

Your Custom Hotlist Alerts  
8

Other Custom Hotlist Alerts on  
Your Networks  
No data

Total Alerts by Topic

Topic	Alerts
Stolen Plate	26
Stolen Vehicle	22
Custom Hotlist Alert	8
Gang or Suspected Terrorist	8
Missing Person	1

Total Hits

Date

Official Hot...

Owned Cus...

Nov 2, 2025

Nov 3, 2025

Nov 4, 2025

Nov 5, 2025

Nov 6, 2025

Nov 7, 2025

Nov 8, 2025

Nov 9, 2025

Nov 10, 2025

Nov 11, 2025

Nov 12, 2025

Nov 13, 2025

Nov 14, 2025

Nov 15, 2025

Nov 17, 2025

Nov 19, 2025

Nov 20, 2025

Nov 21, 2025

Nov 22, 2025

Nov 25, 2025

Nov 26, 2025

Nov 27, 2025

Nov 28, 2025

Nov 29, 2025

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# Sex Offenders

Date Range2025/11/01 - 2025/11/30

CategoryOfficial Hotlist, Owned Custom Hotlist

Alert SourcesAll

Hot List ReasonSex Offender

Show Hits BySource Type

TimeframeDay

CamerasAll

Visual TypeBar Chart

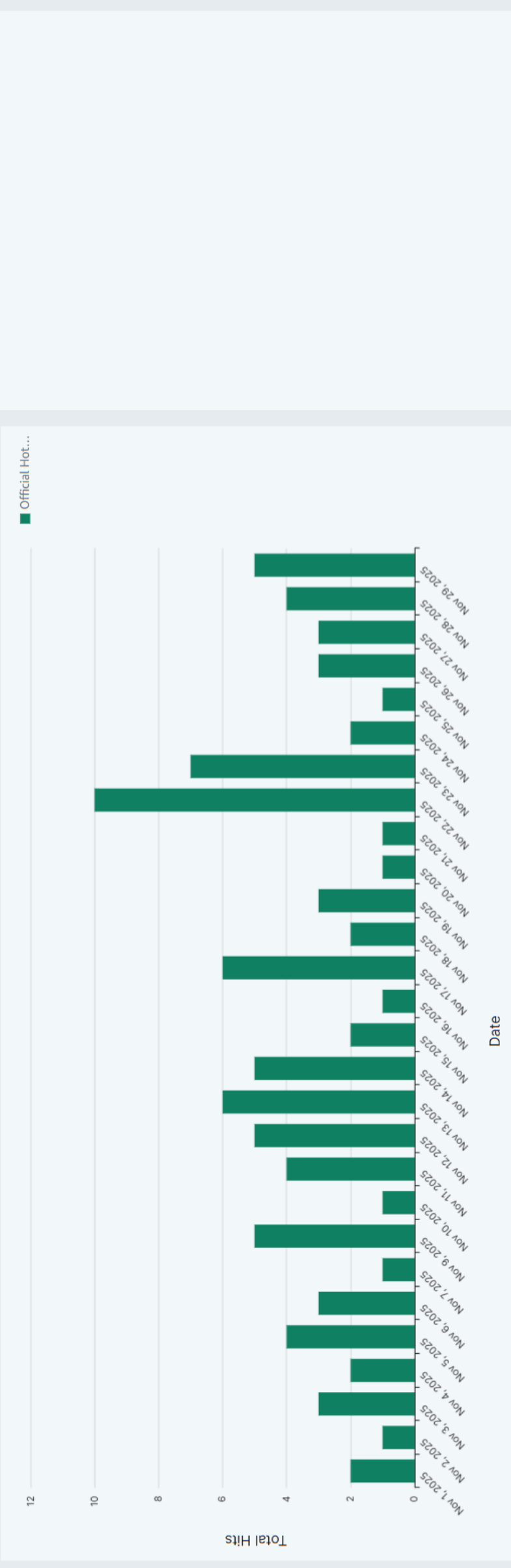
NetworksAll

Total Hotlist Alerts93

Other Custom Hotlist Alerts on Your NetworksNo data

Total Alerts by Topic

Topic	Alerts
Sex Offender	93



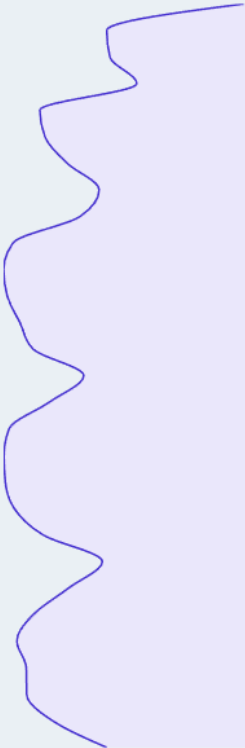
# Summary Report

## Insights Dashboard

Vehicle Reads

4167965

View Details



Searches

Number of searches performed by users from your organizations

940

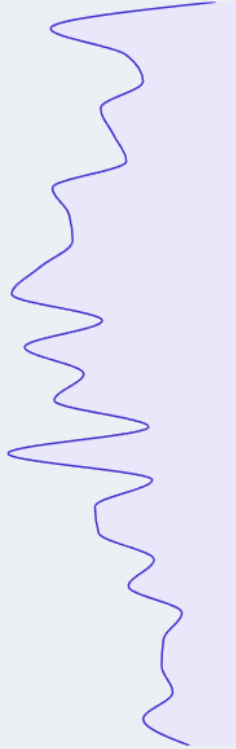
View Details



Hotlist Hits

2001

View Details



Device Sharing

Shared with  
Davie County NC SO,  
Lewisville TX PD,  
and 1020 others

Access Levels  
Search  
Hotlist Tool Access

Device Status

53 / 53 ?  
Devices Online

← Previous Device

Device Name  
#01 Inbound, Riverview Way, EB

Battery  
87%

Latency  
10.08 s

Next Device →

# Admin Analytics

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

Enter Print Mode

Outcomes

Camera Sharing

User Activity

Controls

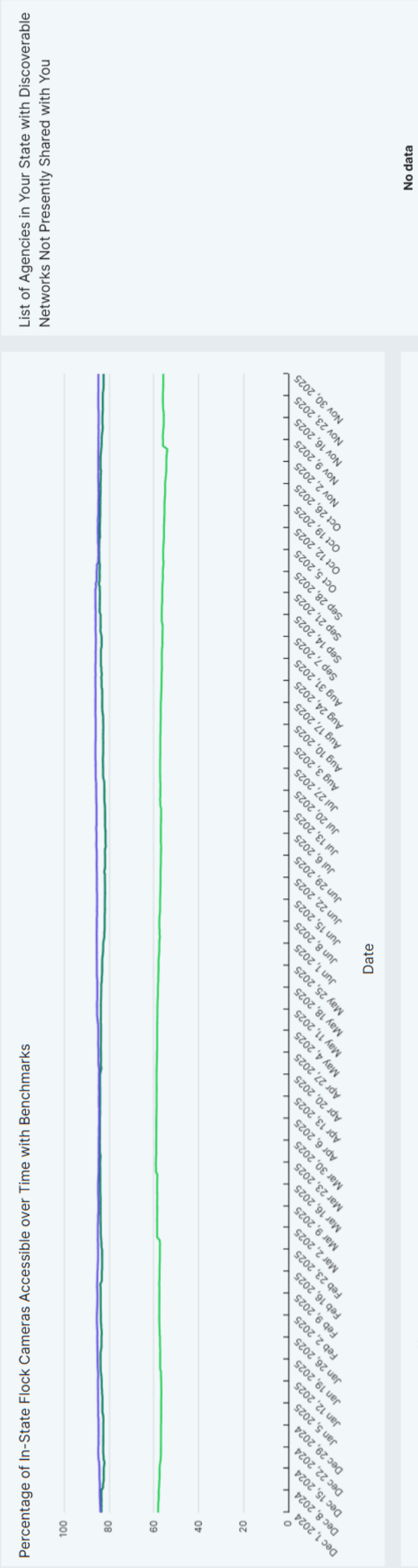
Date Range

2024/12/01

-

2025/12/01

Law Enforcement Cameras in Your State You Can Access	5,383	Percentage of Law Enforcement Cameras in Your State You Can Access	55.72%	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
--	-------	--	--------	--	-----	---	------	---	------	--	---



#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



Cameras ⓘ

All

Networks ⓘ

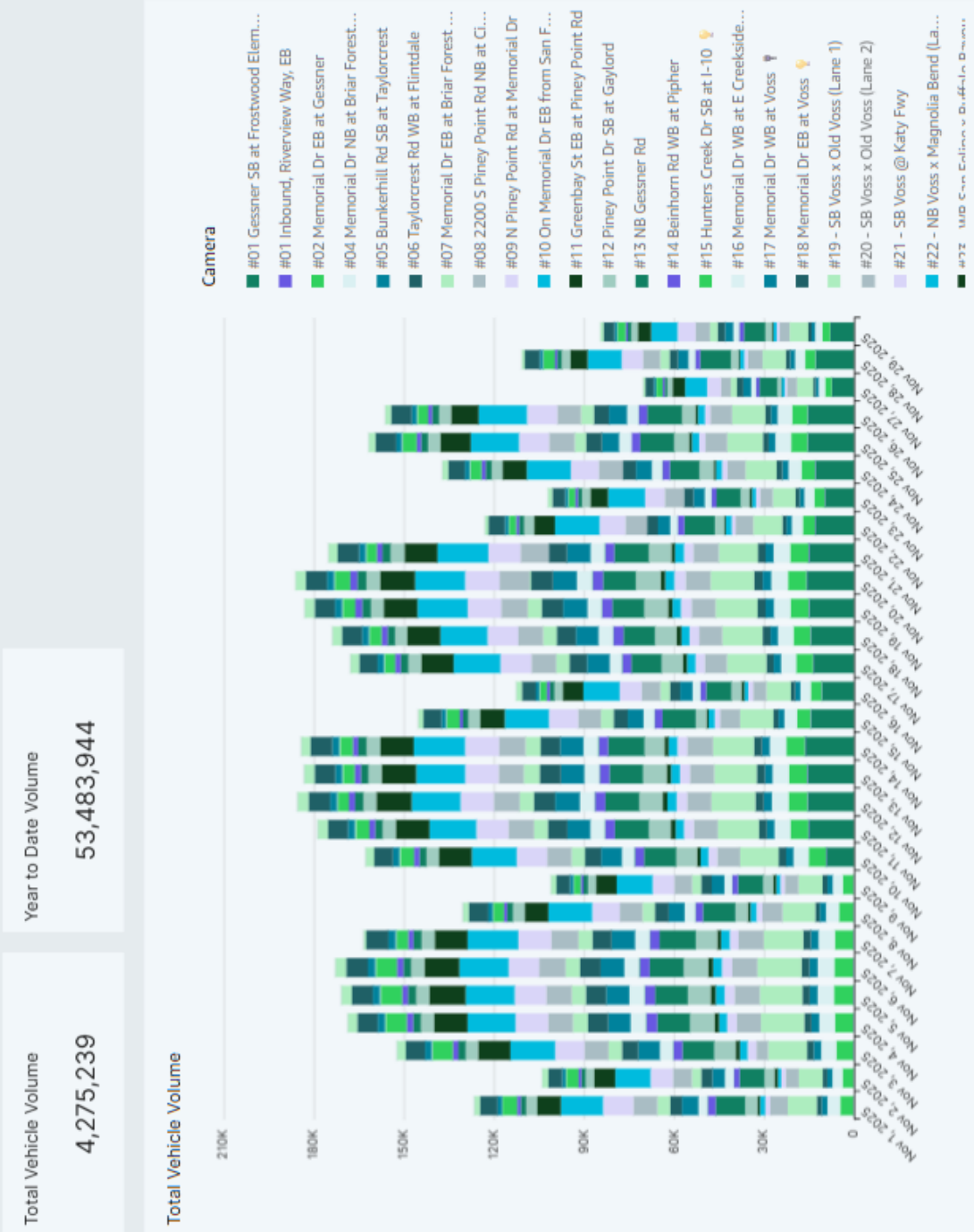
All

Show Volume By ⓘ

Camera

Total Vehicle Volume

4,275,239



Total Vehicle Volume

Date	Camera	Volume
Nov 6, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,427
Nov 5, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,324
Nov 13, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,319
Nov 12, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,296
Nov 14, 2025	#01 Gessner SB at Frostwood Elementary 🚩	16,180
Nov 26, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,122
Nov 25, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	16,105
Nov 4, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	15,982
Nov 18, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	15,696
Nov 20, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,674
Nov 11, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	15,615
Nov 17, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	15,578
Nov 13, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,433
Nov 25, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,306
Nov 12, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,270
Nov 26, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,266
Nov 11, 2025	#01 Gessner SB at Frostwood Elementary 🚩	15,058
Nov 10, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	14,987
Nov 21, 2025	#01 Gessner SB at Frostwood Elementary 🚩	14,987
Nov 3, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	14,899
Nov 22, 2025	#22 - NB Voss x Magnolia Bend (Lane 2)	14,863
Nov 19, 2025	#01 Gessner SB at Frostwood Elementary 🚩	14,845
Nov 6, 2025	#07 Memorial Dr EB at Briar Forest 🚩	14,750

View: 100 items

1 of 10

Total 'Volume' by 'groupbysummary'

groupbysummary	↕	Sum of Volume
#22 - NB Voss x Magnolia Bend (Lane 2)		423275
#07 Memorial Dr EB at Briar Forest		333028
#13 NB Gessner Rd		297634
#21 - SB Voss @ Katy Fwy		274548
#23 - WB San Felipe x Buffalo Bayou		266332
#01 Gessner SB at Frostwood Elementary		263350
#20 - SB Voss x Old Voss (Lane 2)		223078
#08 2200 S Piney Point Rd NB at City Limit		191821
#17 Memorial Dr WB at Voss		178206
#31 EB Memorial Dr near Tealwood		174529
#12 Piney Point Dr SB at Gaylord		160790
#18 Memorial Dr EB at Voss		149413
#02 Memorial Dr EB at Gessner		145054
#04 Memorial Dr NB at Briar Forest		133606
#27 Unit 181 Blalock S/B at Taylorcrest		119452
#24 - NB Blalock x Memorial		111099
#16 Memorial Dr WB at E Creekside Dr		109741
#19 - SB Voss x Old Voss (Lane 1)		100428
#14 Beinhorn Rd WB at Pipher		78476
#09 N Piney Point Rd at Memorial Dr		70893
#32 WB Greenbay @ Memorial Dr		69032
#10 On Memorial Dr EB from San Felipe		66324
#05 Bunkerhill Rd SB at Taylorcrest		64191
#25 - NB Bunker Hill x Memorial		63039
#06 Taylorcrest Rd WB at Flintdale		59082
#30 EB Beinhorn Rd @ Voss Rd		53272
#26 - SB Hedwig x Beinhorn		43960
#11 Greenbay St EB at Piney Point Rd		31252
#29 - Riverbend Main Entrance		6625
#01 Inbound, Riverview Way, EB		5309
#15 Hunters Creek Dr SB at I-10		4984
S#01 Hickory Hollow from Interstate 10		3416
Grand Total		4275239

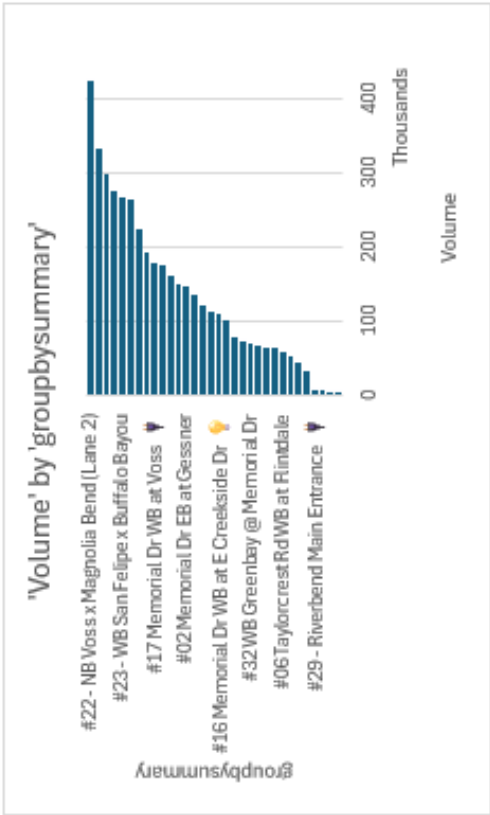


Plate Reads  
By Location

Date Range2025/11/01 - 2025/11/30

CategoryAll

TimeframeDay

Hot List ReasonCustom Hotlist Alert, Gang or Suspected Terrorist, Stole...

CamerasAll

Alert SourcesAll

NetworksAll

Visual TypeBar Chart

Show Hits ByCamera Name

Visual TypeBar Chart

Total Hotlist Alerts118

Official Hotlist Alerts110

Your Custom Hotlist Alerts8

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

Topic	Alerts
Protection Order	54
Stolen Plate	26
Stolen Vehicle	22
Custom Hotlist Alert	8
Gang or Suspected Terrorist	8

Total Hits

Date

# Hits By Camera

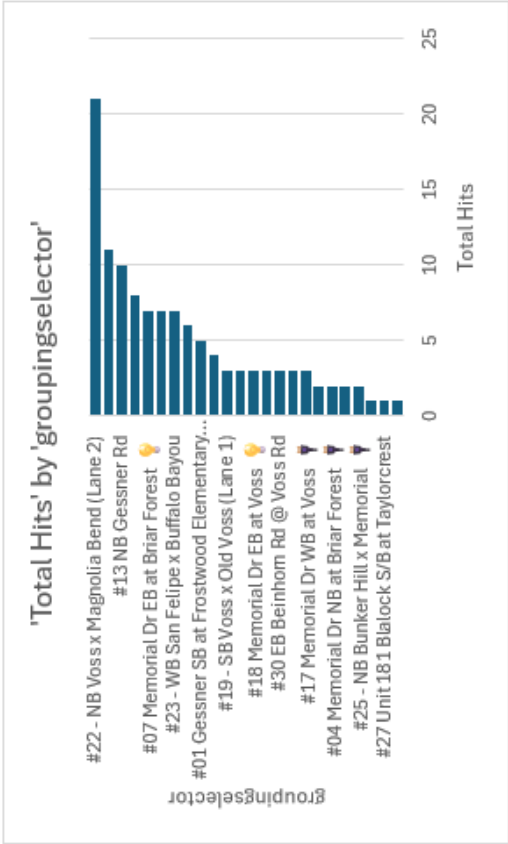
Total Reads – 4,275,239

Hits-118

6 Top Hits – 65

Hotlist - 8

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



Total 'Total Hits' by 'groupingselector'

groupingselector	Sum of Total Hits
#22 - NB Voss x Magnolia Bend (Lane 2)	21
#21 - SB Voss @ Katy Fwy	11
#13 NB Gessner Rd	10
#20 - SB Voss x Old Voss (Lane 2)	8
#07 Memorial Dr EB at Briar Forest	7
#08 2200 S Piney Point Rd NB at City Limit	7
#23 - WB San Felipe x Buffalo Bayou	7
#12 Piney Point Dr SB at Gaylord	6
#01 Gessner SB at Frostwood Elementary	5
#06 Taylorcrest Rd WB at Flintdale	4
#19 - SB Voss x Old Voss (Lane 1)	3
#24 - NB Blalock x Memorial	3
#18 Memorial Dr EB at Voss	3
#14 Beinhorn Rd WB at Pipher	3
#30 EB Beinhorn Rd @ Voss Rd	3
#16 Memorial Dr WB at E Creekside Dr	3
#17 Memorial Dr WB at Voss	3
#05 Bunkerhill Rd SB at Taylorcrest	2
#04 Memorial Dr NB at Briar Forest	2
#31 EB Memorial Dr near Teatwood	2
#25 - NB Bunker Hill x Memorial	2
#10 On Memorial Dr EB from San Felipe	1
#27 Unit 181 Blalock S/B at Taylorcrest	1
#26 - SB Hedwig x Beinhorn	1
Grand Total	118



TO: Mayor and City Council

VIA: Village Fire Department Commission

MEETING DATE: December 15, 2025

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

**Agenda Item: 3**

**Summary:**

This agenda item provides the monthly operational update from the Village Fire Department, including incident activity, call distribution, and performance metrics for **November 2025**.

- **ALL CITIES – YTD vs. November**

- Average Emergency Response Time: **4:03 minutes** (November).
- Total PPV Incidents YTD: **2,022**
- Total PPV Incidents in November: **170**

<b><i>Top 3 Call Types (All Cities)</i></b>	<b><i>YTD Total</i></b>	<b><i>YTD %</i></b>	<b><i>Nov Total</i></b>	<b><i>Nov %</i></b>
<i>Fire Alarm – Residence</i>	328	16.2%	19	11.2%
<i>Fall Victim</i>	140	6.9%	18	10.6%
<i>Motor Vehicle Collision</i>	171	8.5%	14	8.2%

- **Piney Point Village – YTD vs. November**

- Average Emergency Response Time: **4:39 minutes** (November).
- Total PPV Incidents YTD: **337**
- Total PPV Incidents in November: **25**

<b><i>Top 3 Call Types (PPV Only)</i></b>	<b><i>YTD Total</i></b>	<b><i>YTD %</i></b>	<b><i>Nov Total</i></b>	<b><i>Nov %</i></b>
<i>Fire Alarm – Residence</i>	94	27.9%	8	32.0%
<i>Service Call – Non-emergency</i>	34	10.1%	1	4.0%
<i>Fire Alarm – Church/School</i>	29	8.6%	2	8.0%

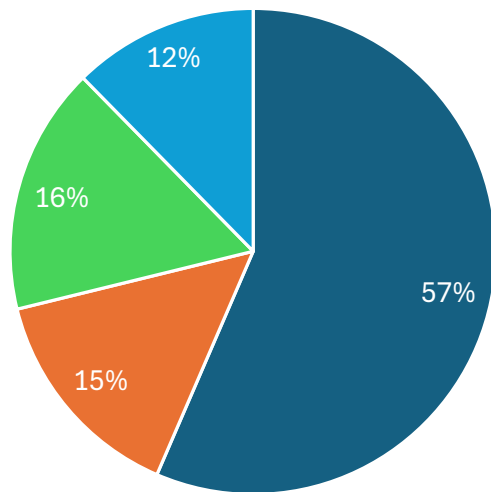
- **Notes:** Across all cities, call volume is far more diverse than in Piney Point. Fire alarms remain the largest single category for all cities, but they account for only 16.2% of total incidents (a much lower concentration than PPV). YTD, Piney Point Village represents 16.7% of all VFD calls (337 of 2,022). In November, PPV accounted for 14.7% of total incidents (25 of 170). A review of all Piney Point Village fire-alarm–related calls for November 2025 confirms that none were repeat calls for the same block address. Based on the detailed weekly reports provided by VFD, each residential fire alarm occurred on a different street, and two school-related alarms, one at Kinkaid School and one at MDE.
- **Department-wide Highlights:**
  - Department continues readiness activities and equipment checks.

- Training and performance tracking remain ongoing as the department prepares year-end reviews.
- No staffing or apparatus issues requiring Council action were reported.

**Recommendation:**

Based on the reporting provided, no action is necessary.

# Incident Response



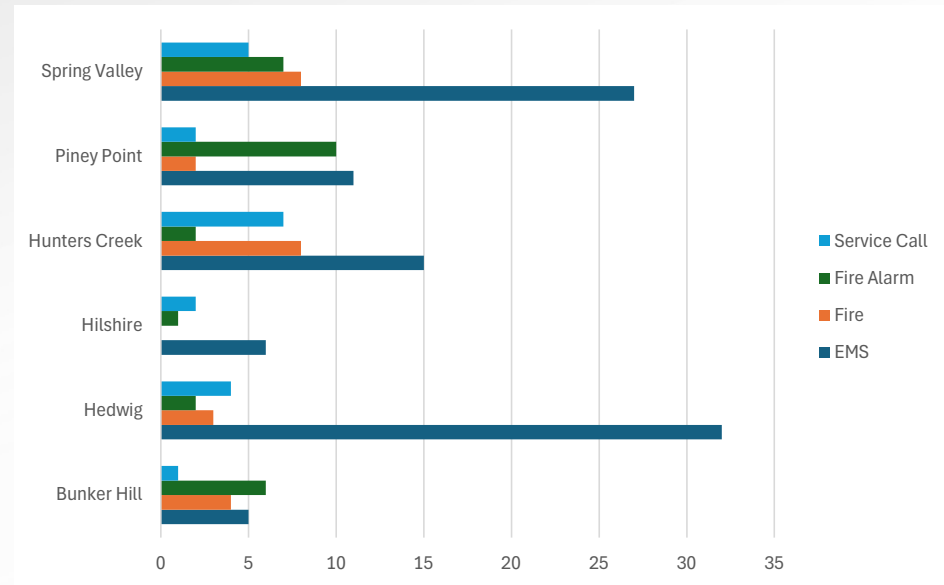
Category	Total
EMS	96
Fire	25
Fire Alarm	28
Service Call	21
Monthly Total	170

■ EMS ■ Fire ■ Fire Alarm ■ Service Call

**20**

Overlapping Calls (Nov '25)

## November 2025 ACTIVITY REPORT



**4:03**

Average Emergency  
Response Time (Nov '25)

**2022**

YTD Total Incidents



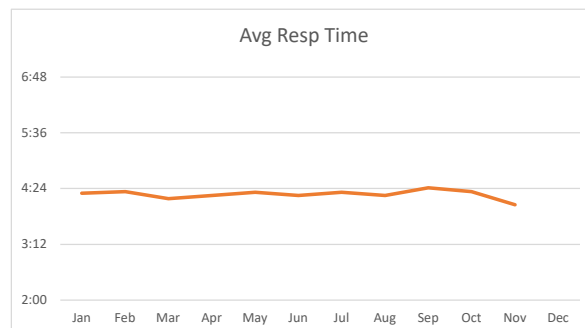
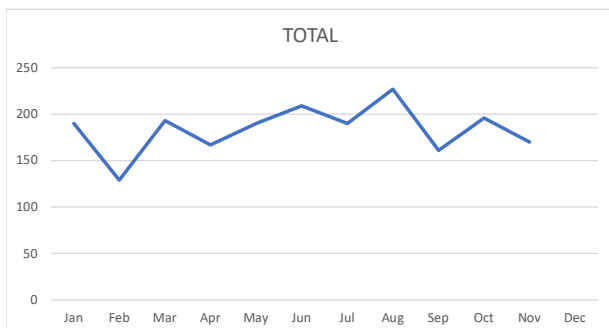
Village Fire Department  
901 Corbindale Rd  
Houston, TX, 77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

## November 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	170		2022
Abdominal Pain	1	2	4	2	0	6	3	4	1	2	2		27
Allergic Reaction	0	1	1	0	0	0	0	3	2	2	1		10
Animal Bite	0	0	0	0	1	0	0	0	0	0	0		1
Assault	0	0	0	0	0	0	0	1	1	0	0		2
Back Pain	0	0	1	0	0	2	1	0	2	1	0		7
Business Fire	0	0	0	0	0	0	0	0	0	0	1		1
Carbon Monoxide Alarm with Symptoms	0	0	0	0	1	0	0	0	2	0	0		3
Carbon Monoxide Detector No Symptoms	5	2	2	3	2	4	6	5	1	5	9		44
Cardiac/Respiratory Arrest	1	2	1	2	0	1	2	0	0	1	0		10
Check a Noxious Odor	1	2	1	0	2	1	1	1	1	0	2		12
Check for Fire	0	2	0	3	4	2	6	1	1	2	0		21
Check for the Smell of Natural Gas	5	1	9	4	1	1	2	6	2	1	3		35
Check for the Smell of Smoke	1	0	1	2	1	2	1	3	0	1	4		16
Chest Pain	5	1	7	2	11	7	7	6	4	4	1		55
Child Locked in a Vehicle Engine and AC running	0	0	0	0	0	0	0	0	1	0	0		1
Child Locked in a Vehicle Engine not running	0	0	0	0	2	2	0	0	0	0	0		4
Choking	0	0	0	2	1	0	0	1	0	1	2		7
Diabetic Emergency	0	1	0	0	1	1	1	2	0	0	1		7
Difficulty Breathing	11	4	9	5	4	9	4	8	4	5	5		68
Dumpster Fire Not near Structure	0	0	0	0	1	0	1	1	0	0	0		3
Elevator Rescue	0	0	0	1	0	1	3	0	0	0	1		6
Entrapment- Non MVC	0	0	0	0	0	0	0	1	0	1	0		2
Explosion	0	0	0	0	0	0	0	1	0	0	0		1
Fall Victim	12	10	15	12	11	14	14	15	8	11	18		140
Fire Alarm Business	23	4	5	4	8	9	5	9	6	7	7		87
Fire Alarm Church or School	4	3	9	11	4	10	8	4	1	3	2		59
Fire Alarm Residence	31	23	18	25	28	35	49	41	29	30	19		328
Gas Leak	4	3	1	2	1	3	1	1	1	2	2		21
Grass Fire	0	0	0	0	2	0	0	0	0	4	0		6
HAZMAT Emergency	0	0	0	0	0	0	0	1	0	0	0		1
Headache- Stroke symptoms not present	0	0	0	0	0	1	0	0	0	1	0		2
Heart Problems	8	4	7	8	8	5	13	5	5	5	2		70
Heat/Cold Exposure	0	0	0	0	0	1	1	2	0	0	0		4
Hemorrhage/Laceration	1	3	4	4	2	1	0	2	2	0	0		19
House Fire	1	1	0	2	0	0	1	0	1	0	0		6
Illegal Burning	0	0	0	0	0	0	0	0	0	1	0		1
Injured Party	4	2	5	2	4	5	0	2	4	1	2		31
Medical Alarm	3	1	2	3	2	1	6	4	1	6	9		38
Motor Vehicle Collision	22	14	23	11	15	19	11	17	13	12	14		171
Motor Vehicle Collision with Entrapment	1	0	0	0	0	0	0	1	1	0	0		3
Motor Vehicle vs Motorcycle	0	1	0	1	1	0	0	1	0	1	0		5
Motor Vehicle vs Pedestrian	0	0	0	2	2	2	0	0	0	2	3		11
Object Down in Roadway	0	0	3	5	0	3	1	1	0	1	2		16
Oven/Appliance Fire	0	0	1	0	1	0	0	0	0	0	0		2
Overdose/Poisoning	0	3	2	0	1	0	1	0	2	3	2		14
Possible D.O.S.	1	0	0	0	0	1	0	0	0	1	4		7
Powerlines Down Arcing/Burning	1	0	4	1	2	4	3	6	2	7	1		31
Psychiatric Emergency	2	2	4	3	6	1	4	3	2	2	5		34
Seizures	0	0	4	2	0	1	4	5	2	4	2		24
Service Call Non-emergency	11	8	10	7	14	16	16	22	31	22	19		176
Shooting/Stabbing	0	0	0	1	0	0	0	0	0	0	0		1
Sick Call	9	12	16	17	19	15	8	19	11	24	7		157
Smoke in Business	0	0	0	0	0	1	0	0	0	0	0		1
Smoke in Residence	2	0	0	0	0	0	0	1	0	0	1		4
Stroke	3	2	3	4	3	1	2	0	2	4	3		27
Transformer Fire	0	1	0	3	1	1	0	1	0	1	0		8
Trash Fire	0	0	1	0	0	0	0	0	0	0	0		1
Traumatic Injury	0	1	0	2	1	2	0	0	1	0	0		7
Unconscious Party/Syncope	10	8	12	8	15	9	3	10	6	11	11		103
Unknown Medical Emergency	6	3	5	1	6	3	0	5	7	3	2		41
Vehicle Fire	1	2	3	0	1	6	1	5	1	1	1		22

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	137	4:03
Dec		
1595		4:16

*\*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





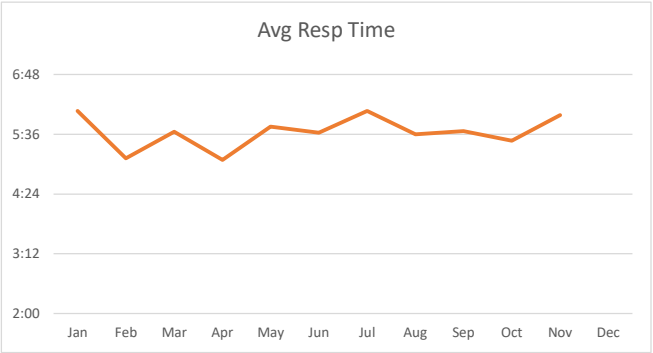
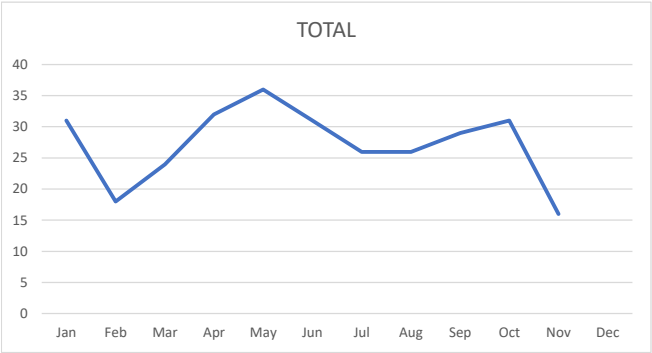
Village Fire Department  
901 Corbindale Rd  
Houston,TX,77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

November 2025 Summary - Bunker Hill

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	31	18	24	32	36	31	26	26	29	31	16		300
Abdominal Pain	0	0	1	0	0	0	1	0	1	1	0		4
Allergic Reaction	0	1	0	0	0	0	0	0	0	0	0		1
Animal Bite	0	0	0	0	1	0	0	0	0	0	0		1
Carbon Monoxide Detector with Symptoms	0	0	0	0	0	0	0	0	1	0	0		1
Carbon Monoxide Detector No Symptoms	2	0	2	0	0	0	4	2	0	2	3		15
Cardiac/Respiratory Arrest	0	0	0	0	0	0	1	0	0	1	0		2
Check a Noxious Odor	0	0	0	0	1	0	1	0	0	0	0		2
Check for Fire	0	1	0	1	1	1	0	0	0	0	0		4
Check for the Smell of Natural Gas	1	0	2	1	0	1	1	0	0	0	1		7
Check for the Smell of Smoke	1	0	0	0	0	0	0	0	0	1	0		2
Chest Pain	0	0	1	2	2	0	2	0	0	0	0		7
Child Locked in a Vehicle Engine and AC running	0	0	0	0	0	0	0	0	1	0	0		1
Choking	0	0	0	1	0	0	0	1	0	0	0		2
Difficulty Breathing	4	1	0	0	1	2	0	1	0	0	0		9
Fall Victim	3	1	0	2	2	2	2	3	0	1	2		18
Fire Alarm Church or School	2	0	0	1	0	0	1	0	0	0	0		4
Fire Alarm Residence	5	5	3	6	11	8	5	5	4	7	6		65
Gas Leak	1	0	0	1	0	0	0	1	0	0	0		3
Heart Problems	1	0	2	0	1	1	2	0	0	1	1		9
Heat/Cold Exposure	0	0	0	0	0	0	0	1	0	0	0		1
Hemorrhage/Laceration	0	1	0	2	0	0	0	0	0	0	0		3
House Fire	0	1	0	0	0	0	1	0	1	0	0		3
Injured Party	0	1	0	0	2	1	0	0	0	0	0		4
Medical Alarm	1	0	1	0	0	0	1	1	0	1	0		5
Motor Vehicle Collision	2	1	3	0	2	1	0	0	2	2	0		13
Motor Vehicle vs Pedestrian	0	0	0	0	1	1	0	0	0	0	0		2
Object Down in Roadway	0	0	1	0	0	1	1	1	0	0	0		4
Oven/Appliance Fire	0	0	1	0	1	0	0	0	0	0	0		2
Overdose/Poisoning	0	1	0	0	0	0	0	0	0	0	0		1
Possible D.O.S.	0	0	0	0	0	1	0	0	0	0	0		1
Powerlines Down Arcing/Burning	0	0	0	0	1	0	0	2	1	2	0		6
Psychiatric Emergency	0	0	0	0	0	0	0	0	0	1	0		1
Seizures	0	0	1	1	0	1	0	0	1	1	1		6
Service Call Non-emergency	5	3	3	4	1	5	2	7	14	7	1		52
Sick Call	1	0	0	8	4	1	1	1	3	2	1		22
Stroke	0	0	1	0	2	1	0	0	0	0	0		4
Transformer Fire	0	0	0	1	0	1	0	0	0	0	0		2
Unconscious Party/Syncope	1	1	2	1	2	1	0	0	0	1	0		9
Unknown Medical Emergency	1	0	0	0	0	1	0	0	0	0	0		2

Month	# of Incidents*	Avg Resp Time
Jan	21	6:04
Feb	10	5:07
Mar	16	5:39
Apr	24	5:05
May	33	5:45
Jun	22	5:38
Jul	20	6:04
Aug	12	5:36
Sep	13	5:40
Oct	16	5:28
Nov	10	5:59
Dec		
197		5:38

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





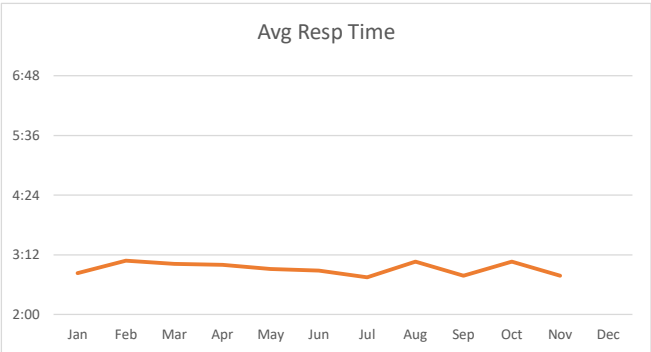
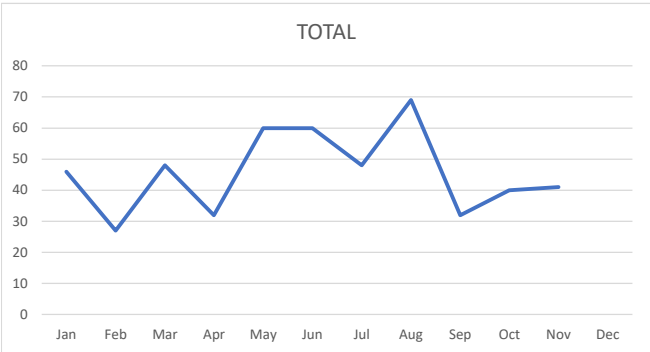
Village Fire Department  
901 Corbindale Rd  
Houston,TX,77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

November 2025 Summary - Hedwig

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	46	27	48	32	60	60	48	69	32	40	41		503
Abdominal Pain	1	0	0	1	0	2	0	4	0	0	0		8
Allergic Reaction	0	0	0	0	0	0	0	1	1	0	0		2
Assault	0	0	0	0	0	0	0	1	1	0	0		2
Back Pain	0	0	0	0	0	0	1	0	1	1	0		3
Carbon Monoxide Detector No Symptoms	0	0	0	0	0	0	1	0	0	1	0		2
Cardiac/Respiratory Arrest	0	0	1	0	0	0	0	0	0	0	0		1
Check a Noxious Odor	0	1	1	0	0	0	0	0	0	0	1		3
Check for Fire	0	1	0	0	2	0	1	0	0	0	0		4
Check for the Smell of Natural Gas	1	0	1	2	1	0	1	4	0	0	0		10
Check for the Smell of Smoke	0	0	1	0	0	1	0	0	0	0	1		3
Chest Pain	2	1	1	0	3	3	4	2	0	2	0		18
Child Locked in a Vehicle Engine not running	0	0	0	0	0	1	0	0	0	0	0		1
Diabetic Emergency	0	1	0	0	0	1	0	1	0	0	1		4
Difficulty Breathing	2	0	4	1	0	5	1	3	1	1	4		22
Dumpster Fire Not near Structure	0	0	0	0	1	0	1	0	0	0	0		2
Electrical Fire	0	0	0	0	0	0	0	0	0	0	1		1
Elevator Rescue	0	0	0	0	0	0	2	0	0	0	0		2
Fall Victim	4	2	6	4	6	5	3	5	1	2	5		43
Fire Alarm Business	12	2	3	1	5	7	2	6	5	4	1		48
Fire Alarm Church or School	0	0	2	0	1	2	3	1	0	2	0		11
Fire Alarm Residence	3	1	1	1	3	2	1	4	6	2	1		25
Gas Leak	1	0	0	0	0	0	0	0	0	0	0		1
Grass Fire	0	0	0	0	1	0	0	0	0	3	0		4
HAZMAT Emergency	0	0	0	0	0	0	0	1	0	0	0		1
Heart Problems	0	2	0	3	4	3	6	2	2	1	0		23
Heat/Cold Exposure	0	0	0	0	0	0	1	1	0	1	0		3
Hemorrhage/Laceration	1	0	0	0	1	0	0	1	0	0	0		3
Injured Party	2	1	1	0	1	2	0	0	2	0	0		9
Medical Alarm	0	0	0	0	1	0	1	2	0	2	3		9
Motor Vehicle Collision	4	3	6	3	3	4	4	5	1	6	5		44
Motor Vehicle vs Motorcycle	0	0	0	0	1	0	0	0	0	0	0		1
Motor Vehicle vs Pedestrian	0	0	0	1	1	0	0	0	0	2	1		5
Object Down in Roadway	0	0	0	0	0	0	0	0	0	1	0		1
Overdose/Poisoning	0	0	0	0	0	0	1	0	1	0	1		3
Possible D.O.S	0	0	0	0	0	0	0	0	0	0	2		2
Powerlines Down Arcing/Burning	1	0	1	1	0	2	2	0	0	0	0		7
Psychiatric Emergency	1	1	1	2	1	0	0	2	0	0	0		8
Seizures	0	0	2	0	0	0	4	3	0	0	1		10
Service Call Non-emergency	2	2	3	1	4	7	2	3	3	2	4		33
Sick Call	3	4	2	4	9	3	4	9	2	3	2		45
Smoke in Residence	1	0	0	0	0	0	0	0	0	0	0		1
Stroke	0	0	1	3	0	0	0	0	1	2	1		8
Transformer Fire	0	1	0	1	0	0	0	1	0	0	0		3
Traumatic Injury	0	0	0	1	0	0	0	0	1	0	0		2
Unconscious Party/Syncope	1	3	5	2	9	5	2	2	0	2	6		37
Unknown Medical Emergency	3	1	3	0	2	1	0	4	3	0	0		17
Vehicle Fire	1	0	2	0	0	4	0	1	0	0	0		8

Month	# of Incidents*	Avg Resp Time
Jan	36	2:50
Feb	24	3:05
Mar	45	3:01
Apr	31	3:00
May	53	2:55
Jun	50	2:53
Jul	44	2:45
Aug	60	3:04
Sep	25	2:47
Oct	35	3:04
Nov	37	2:47
Dec		
440		2:55

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





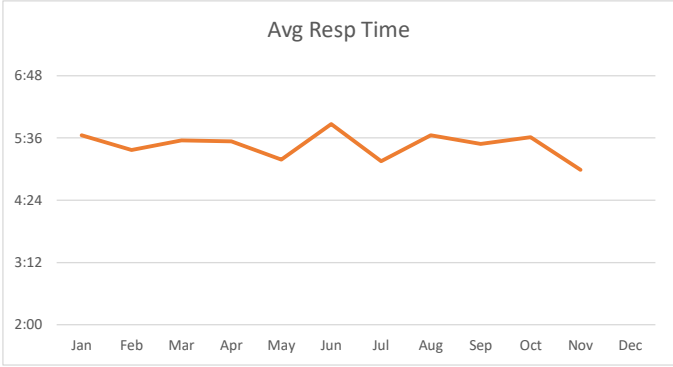
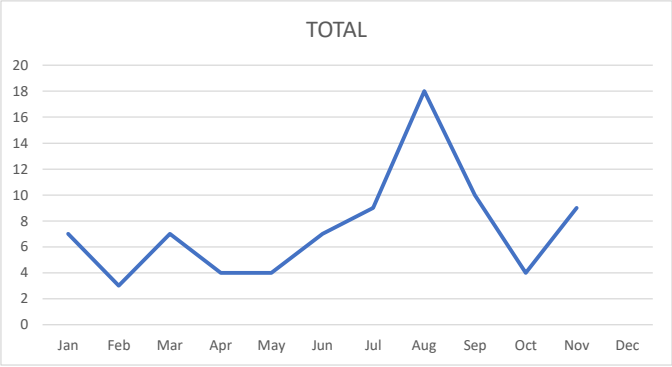
Village Fire Department  
901 Corbindale Rd  
Houston, TX, 77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

November 2025 Summary - Hilshire

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	7	3	7	4	4	7	9	18	10	4	9		82
Abdominal Pain	0	1	0	0	0	1	0	0	0	0	0		2
Cardiac/Respiratory Arrest	1	0	0	1	0	0	0	0	0	0	0		2
Check for the Smell of Natural Gas	0	0	0	0	0	0	0	0	1	0	0		1
Difficulty Breathing	1	0	1	0	0	0	0	0	2	1	0		5
Dumpster Fire Not near Structure	0	0	0	0	0	0	0	1	0	0	0		1
Fall Victim	0	0	1	0	0	0	0	2	0	0	2		5
Fire Alarm Church or School	0	0	0	1	0	1	0	1	0	0	0		3
Fire Alarm Residence	1	0	0	1	0	1	3	1	2	0	1		10
Heart Problems	1	0	0	0	0	0	1	0	0	1	1		4
Hemorrhage/Laceration	0	0	0	0	0	0	0	0	1	0	0		1
Medical Alarm	0	0	0	1	0	0	0	0	0	0	0		1
Motor Vehicle Collision	1	1	1	0	1	1	2	1	1	1	1		11
Overdose/Poisoning	0	1	0	0	0	0	0	0	0	0	0		1
Psychiatric Emergency	1	0	1	0	0	0	2	1	1	0	1		7
Service Call Non-emergency	0	0	0	0	0	0	1	9	0	0	2		12
Sick Call	0	0	0	0	0	2	0	1	1	1	1		6
Trash Fire	0	0	1	0	0	0	0	0	0	0	0		1
Traumatic Injury	0	0	0	0	1	0	0	0	0	0	0		1
Unconscious Party/Syncope	1	0	1	0	0	0	0	0	1	0	0		3
Unknown Medical Emergency	0	0	0	0	1	0	0	0	0	0	0		1
Vehicle Fire	0	0	1	0	1	1	0	1	0	0	0		4

Month	# of Incidents*	Avg Resp Time
Jan	7	5:39
Feb	3	5:22
Mar	7	5:33
Apr	2	5:32
May	4	5:11
Jun	6	5:52
Jul	7	5:09
Aug	9	5:39
Sep	8	5:29
Oct	4	5:37
Nov	6	4:59
Dec		
	63	5:27

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





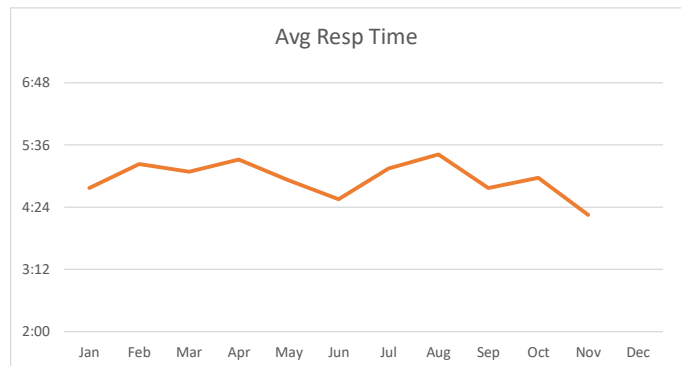
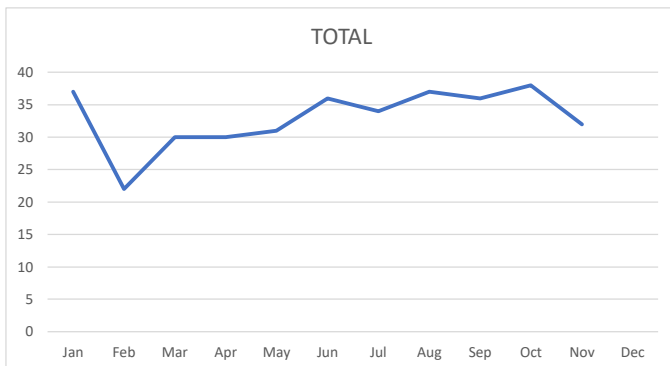
Village Fire Department  
901 Corbindale Rd  
Houston, TX, 77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

### November 2025 Summary - Hunters Creek

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
<b>TOTAL</b>	<b>37</b>	<b>22</b>	<b>30</b>	<b>30</b>	<b>31</b>	<b>36</b>	<b>34</b>	<b>37</b>	<b>36</b>	<b>38</b>	<b>32</b>		<b>363</b>
Abdominal Pain	0	0	2	1	0	2	1	0	0	0	1		7
Allergic Reaction	0	0	1	0	0	0	0	1	1	0	0		3
Back Pain	0	0	0	0	0	0	0	0	1	0	0		1
Carbon Monoxide Alarm with Symptoms	0	0	0	0	1	0	0	0	0	0	0		1
Carbon Monoxide Detector No Symptoms	1	2	0	0	0	2	0	1	1	1	3		11
Cardiac/Respiratory Arrest	0	0	0	0	0	1	0	0	0	0	0		1
Check a Noxious Odor	0	1	0	0	0	0	0	0	1	0	0		2
Check for Fire	0	0	0	0	1	0	3	1	1	0	0		6
Check for the Smell of Natural Gas	1	0	1	1	0	0	0	1	0	1	0		5
Check for the Smell of Smoke	0	0	0	1	0	1	0	1	0	0	3		6
Chest Pain	0	0	1	0	0	1	0	2	2	1	0		7
Child Locked in a Vehicle Engine not running	0	0	0	0	2	0	0	0	0	0	0		2
Choking	0	0	0	0	0	0	0	0	0	0	2		2
Diabetic Emergency	0	0	0	0	0	0	1	0	0	0	0		1
Difficulty Breathing	1	0	1	2	2	0	1	2	1	1	1		12
Elevator Rescue	0	0	0	0	0	1	0	0	0	0	0		1
Entrapment- Non MVC	0	0	0	0	0	0	0	1	0	0	0		1
Fall Victim	3	1	4	2	1	2	4	0	1	4	2		24
Fire Alarm Business	2	0	1	1	2	1	1	1	0	0	0		9
Fire Alarm Church or School	0	0	0	0	0	1	0	0	0	0	0		1
Fire Alarm Residence	15	9	6	10	7	13	17	19	8	7	2		113
Gas Leak	0	1	0	1	1	0	0	0	0	2	1		6
Heart Problems	3	1	1	0	0	0	1	0	0	1	0		7
Hemorrhage/Laceration	0	1	1	0	1	0	0	0	0	0	0		3
House Fire	0	0	0	1	0	0	0	0	0	0	0		1
Illegal Burning	0	0	0	0	0	0	0	0	0	1	0		1
Injured Party	1	0	2	1	0	1	0	0	1	0	1		7
Medical Alarm	0	1	0	0	1	0	0	0	0	1	1		4
Motor Vehicle Collision	2	2	4	1	4	3	1	1	2	0	3		23
Motor Vehicle Collision with Entrapment	1	0	0	0	0	0	0	0	1	0	0		2
Motor Vehicle vs Motorcycle	0	0	0	1	0	0	0	0	0	1	0		2
Motor Vehicle vs Pedestrian	0	0	0	0	0	1	0	0	0	0	0		1
Object Down in Roadway	0	0	0	1	0	1	0	0	0	0	1		3
Overdose/Poisoning	0	0	1	0	1	0	0	0	0	1	1		4
Possible D.O.S	0	0	0	0	0	0	0	0	0	1	0		1
Powerlines Down Arcing/Burning	0	0	0	0	0	0	0	2	0	3	0		5
Psychiatric Emergency	0	0	0	0	2	0	0	0	0	0	2		4
Seizures	0	0	1	0	0	0	0	0	0	1	0		2
Service Call Non-emergency	0	0	0	1	0	2	1	1	7	4	6		22
Sick Call	1	3	2	1	2	0	1	1	2	3	0		16
Stroke	2	0	0	1	0	0	1	0	0	1	1		6
Transformer Fire	0	0	0	0	0	0	0	0	0	1	0		1
Traumatic Injury	0	0	0	0	0	1	0	0	0	0	0		1
Unconscious Party/Syncope	4	0	1	2	2	2	0	1	2	2	1		17
Unknown Medical Emergency	0	0	0	1	1	0	0	0	3	0	0		5
Vehicle Fire	0	0	0	0	0	0	1	1	1	0	0		3

Month	# of Incidents*	Avg Resp Time
Jan	29	4:46
Feb	16	5:14
Mar	27	5:05
Apr	23	5:19
May	22	4:55
Jun	25	4:33
Jul	25	5:09
Aug	31	5:25
Sep	26	4:46
Oct	32	4:58
Nov	25	4:15
Dec		
	281	4:56

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







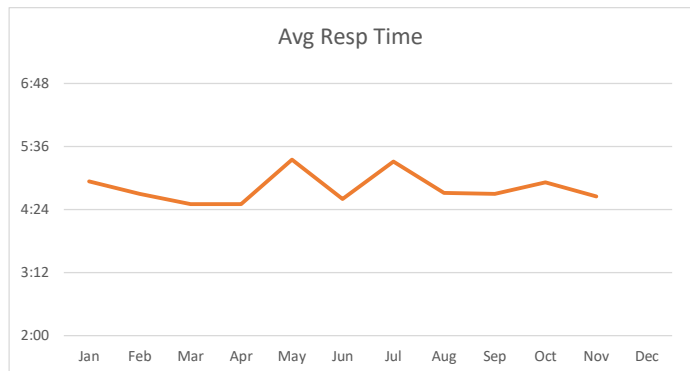
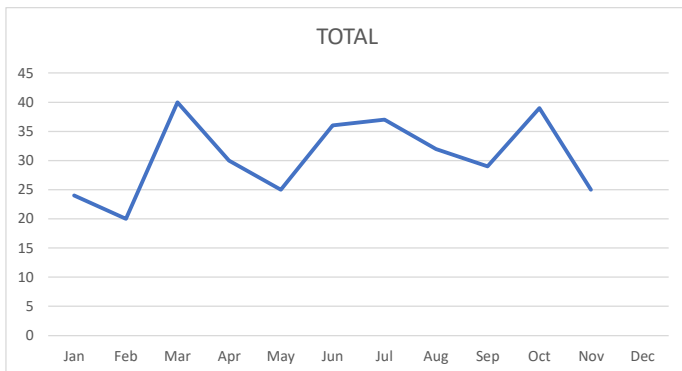
Village Fire Department  
901 Corbindale Rd  
Houston, TX, 77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

### November 2025 Summary - Piney Point

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
<b>TOTAL</b>	<b>24</b>	<b>20</b>	<b>40</b>	<b>30</b>	<b>25</b>	<b>36</b>	<b>37</b>	<b>32</b>	<b>29</b>	<b>39</b>	<b>25</b>		<b>337</b>
Abdominal Pain	0	0	1	0	0	1	0	0	0	0	0		2
Carbon Monoxide Detector with Symptoms	0	0	0	0	0	0	0	0	1	0	0		1
Carbon Monoxide Detector No Symptoms	2	0	0	0	1	2	1	1	0	0	1		8
Cardiac/Respiratory Arrest	0	1	0	0	0	0	0	0	0	0	0		1
Check a Noxious Odor	1	0	0	0	1	0	0	1	0	0	0		3
Check for Fire	0	0	0	0	0	1	1	0	0	0	0		2
Check for the Smell of Natural Gas	1	0	2	0	0	0	0	0	1	0	1		5
Check for the Smell of Smoke	0	0	0	0	1	0	1	1	0	0	0		3
Chest Pain	1	0	1	0	3	0	0	2	1	0	0		8
Choking	0	0	0	1	0	0	0	0	0	1	0		2
Elevator Rescue	0	0	0	0	0	0	1	0	0	0	0		1
Difficulty Breathing	0	0	1	1	1	1	0	0	0	2	0		6
Fall Victim	2	3	3	1	0	2	3	3	3	1	1		22
Fire Alarm Business	0	0	1	1	0	0	0	0	0	0	0		2
Fire Alarm Church or School	1	2	7	7	2	3	1	2	1	1	2		29
Fire Alarm Residence	5	5	8	6	5	8	18	9	8	14	8		94
Gas Leak	1	0	0	0	0	1	0	0	1	0	0		3
Headache- Stroke symptoms not present	0	0	0	0	0	1	0	0	0	0	0		1
Heart Problems	1	0	1	0	1	0	0	1	0	0	0		4
Hemorrhage/Laceration	0	0	0	1	0	0	0	0	1	0	0		2
House Fire	0	0	0	1	0	0	0	0	0	0	0		1
Injured Party	0	0	0	0	0	1	0	1	0	0	0		2
Medical Alarm	1	0	1	2	0	1	1	1	1	1	5		14
Motor Vehicle Collision	1	1	2	3	1	5	0	1	1	1	1		17
Motor Vehicle vs Pedestrian	0	0	0	0	0	0	0	0	0	0	1		1
Object Down in Roadway	0	0	2	2	0	1	0	0	0	0	1		6
Overdose/Poisoning	0	1	0	0	0	0	0	0	1	1	0		3
Powerlines Down Arcing/Burning	0	0	1	0	0	1	1	0	1	1	0		5
Psychiatric Emergency	0	0	1	0	2	0	1	0	0	1	0		5
Seizures	0	0	0	0	0	0	0	1	0	0	0		1
Service Call Non-emergency	3	3	2	0	5	1	7	1	5	6	1		34
Sick Call	2	1	5	1	2	4	1	3	2	7	0		28
Smoke in Residence	1	0	0	0	0	0	0	1	0	0	0		2
Stroke	0	1	1	0	0	0	0	0	1	0	0		3
Transformer Fire	0	0	0	1	0	0	0	0	0	0	0		1
Traumatic Injury	0	1	0	1	0	1	0	0	0	0	0		3
Unconscious Party/Syncope	1	1	0	1	0	0	0	3	0	2	3		11
Unknown Medical Emergency	0	0	0	0	0	1	0	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	17	4:39
Dec		
231		4:48

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





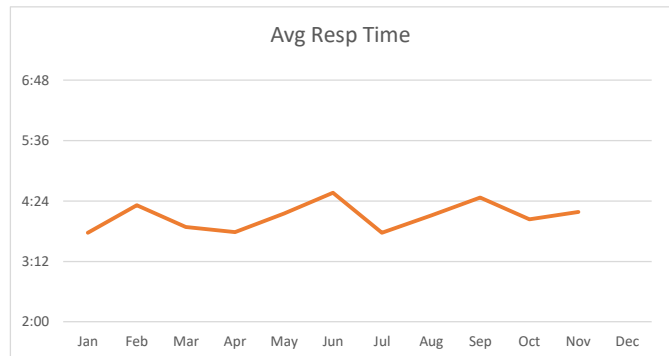
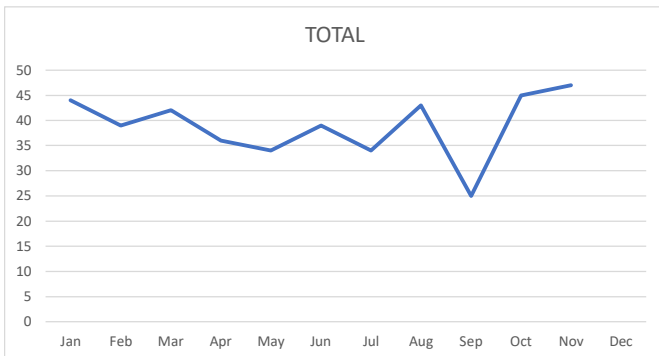
Village Fire Department  
901 Corbindale Rd  
Houston, TX, 77024  
Phone# (713) 468-7941 Fax# (713) 468-5039

### November 2025 Summary - Spring Valley

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
<b>TOTAL</b>	<b>44</b>	<b>39</b>	<b>42</b>	<b>36</b>	<b>34</b>	<b>39</b>	<b>34</b>	<b>43</b>	<b>25</b>	<b>45</b>	<b>47</b>		<b>428</b>
Abdominal Pain	0	1	0	0	0	0	1	0	0	1	1		4
Allergic Reaction	0	0	0	0	0	0	0	1	0	2	1		4
Back Pain	0	0	1	0	0	2	0	0	0	0	0		3
Business Fire	0	0	0	0	0	0	0	0	0	0	1		1
Carbon Monoxide Detector No Symptoms	0	0	0	2	1	0	0	1	0	1	2		7
Cardiac/Respiratory Arrest	0	1	0	1	0	0	1	0	0	0	0		3
Check a Noxious Odor	0	0	0	0	0	1	0	0	0	0	1		2
Check for Fire	0	0	0	2	0	0	1	0	0	2	0		5
Check for the Smell of Natural Gas	1	1	3	0	0	0	0	1	0	0	1		7
Check for the Smell of Smoke	0	0	0	1	0	0	0	1	0	0	0		2
Chest Pain	2	0	3	0	3	3	1	0	1	1	1		15
Child Locked in a Vehicle Engine not running	0	0	0	0	0	1	0	0	0	0	0		1
Choking	0	0	0	0	1	0	0	0	0	0	0		1
Diabetic Emergency	0	0	0	0	1	0	0	1	0	0	0		2
Difficulty Breathing	3	3	2	1	0	1	2	1	0	0	0		13
Elevator Rescue	0	0	0	1	0	0	0	0	0	0	0		1
Entrapment- Non MVC	0	0	0	0	0	0	0	0	0	1	0		1
Explosion	0	0	0	0	0	0	0	1	0	0	0		1
Fall Victim	0	3	1	3	2	3	2	2	3	3	6		28
Fire Alarm Business	9	2	0	1	1	1	2	2	1	3	6		28
Fire Alarm Church or School	1	1	0	2	1	3	3	0	0	0	0		11
Fire Alarm Residence	2	3	0	1	2	3	4	3	1	0	1		20
Gas Leak	1	2	1	0	0	2	1	0	0	0	1		8
Grass Fire	0	0	0	0	1	0	0	0	0	1	0		2
Heart Problems	2	1	3	5	2	1	3	2	3	1	0		23
Heat/Cold Exposure	0	0	0	0	0	1	0	0	0	0	0		1
Hemorrhage/Laceration	0	1	3	0	0	1	0	1	0	0	0		6
Injured Party	1	0	2	1	1	0	0	1	1	1	1		9
Medical Alarm	1	0	0	0	0	0	2	0	0	1	0		4
Motor Vehicle Collision	12	6	6	4	4	5	4	8	6	2	4		61
Motor Vehicle Collision with Entrapment	0	0	0	0	0	0	0	1	0	0	0		1
Motor Vehicle vs Motorcycle	0	1	0	0	0	0	0	1	0	0	0		2
Motor Vehicle vs Pedestrian	0	0	0	1	0	0	0	0	0	0	1		2
Object Down in Roadway	0	0	0	1	0	0	0	0	0	0	0		1
Overdose/Poisoning	0	0	1	0	0	0	0	0	0	1	0		2
Possible D.O.S.	1	0	0	0	0	0	0	0	0	0	2		3
Powerlines Down Arcing/Burning	0	0	2	0	1	1	0	2	0	1	1		8
Psychiatric Emergency	0	1	1	1	1	1	1	0	1	0	2		9
Seizures	0	0	0	1	0	0	0	1	1	2	0		5
Service Call Non-emergency	1	0	1	1	4	1	3	1	2	3	5		22
Shooting/Stabbing	0	0	0	1	0	0	0	0	0	0	0		1
Sick Call	2	4	7	3	2	5	1	4	1	8	3		40
Smoke in Business	0	0	0	0	0	1	0	0	0	0	0		1
Stroke	1	1	0	0	1	0	1	0	0	1	2		7
Transformer Fire	0	0	0	0	1	0	0	0	0	1	0		2
Unconscious Party/Syncope	2	3	3	2	2	1	1	4	3	4	1		26
Unknown Medical Emergency	2	2	2	0	2	0	0	1	1	3	2		15
Vehicle Fire	0	2	0	0	0	1	0	2	0	1	1		7

Month	# of Incidents*	Avg Resp Time
Jan	35	3:46
Feb	38	4:19
Mar	40	3:53
Apr	32	3:47
May	29	4:09
Jun	36	4:34
Jul	28	3:46
Aug	39	4:07
Sep	22	4:28
Oct	40	4:02
Nov	40	4:11
Dec		
379		4:05

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



TO: City Council

VIA: City Engineer

MEETING DATE: December 15, 2025

SUBJECT: Consideration and possible action on City Engineering.

**Agenda Item: 4**

**Summary:**

This item provides an updated comprehensive report on active engineering projects citywide, including required Council actions on key items. The update incorporates the latest reporting submitted on December 9, 2025, and project-specific proposals and exhibits. The following items require Council review and direction:

- a) South Piney Point Road Improvements Proposal.
- b) Presentation and discussion of the City Engineer's Report.

**South Piney Point Road Improvements Proposal**

HDR has submitted a full proposal for design, bid, construction management, survey, geotechnical, landscape architecture, and part-time construction observation services for the comprehensive improvement of South Piney Point Road.

Total Estimated Project Cost: \$2,337,465.00

Engineering & Professional Services Fee: \$537,465.00

Construction Cost Estimate: \$1,800,000.00

Improvements include:

- ADA curb ramp replacement at Memorial Drive
- Roadway widening and rumble strip installation
- Guardrail extensions and aesthetic enhancements
- Bridge expansion joint repair and reflector installations
- Asphalt reclamation and new striping
- Landscaping and irrigation improvements (two-phase approach)
- Review/update of the Beautification & Landscape Design Manual

**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. The report includes the following:

- Chuckanut Drainage & Paving:
  - ✓ Punch list issued December 3; corrective work began December 11. Closeout documents due January 2026.

- Chapelwood Court Drainage:
  - ✓ Punch list complete; moving to closeout.
- Kinkaid School - Left-Turn Lane Review:
  - ✓ Updated plans received October 28; HDR comments pending.
- Memorial Drive Traffic Signal Rebuild (Harris County):
  - ✓ Bid awarded October 30 to Statewide Traffic Signal Co. Pre-construction meeting to be scheduled.
- Soldiers Creek Feasibility Study:
  - ✓ HDR met with HCFCD November 14; awaiting model updates.
- Memorial Drive Asphalt Project:
  - ✓ Contract to Durwood Green for \$2,554,089.45 set for December 11. Pre-construction meeting in January 2026.

**Recommendations:**

- 1) Review and consider approval of the South Piney Point Road Improvements proposal and authorize HDR to proceed with project development per scope

## **Council Agenda Item Cover Memo**

**12/17/2025**  
**Date of Meeting**

**To: Mayor and City Council**

**Agenda Item:**

**Discuss and take possible action on South Piney Point Road Proposal**

**SUMMARY/BACKGROUND (WHY):** At the request of Council, HDR has put together a proposal for engineering services for the improvements on South Piney Point Road for review and potential approval.

**STAFF RECOMMENDATION:** \_\_\_\_\_

\_\_\_\_\_

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**ESTIMATED COST:** \$2,337,465.00

**FOUNDING SOURCE:** \_\_\_\_\_

**CURRENT BUDGETED ITEM:** YES ☐ NO ☐ **EMERGENCY REQUEST:** YES ☐ NO ☒

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**PREPARED BY:** John Peterson/Grace Moylan

**ATTACHMENTS:** Yes



December 8, 2025

Mayor and City Council Members  
City of Piney Point Village  
7676 Woodway Drive; Suite 300  
Houston, Texas 77063

Re: Proposal for Professional Engineering Services  
Design, Bid, and Construction Phase Services for  
South Piney Point Road Improvements Project  
City of Piney Point Village

Dear Mayor and City Council Members:

HDR Engineering, Inc. (HDR) is pleased to submit this proposal for the design, bid phase, construction management, and part-time construction observation services for the above-referenced project. This proposal is based on our conversations held with the City of Piney Point Village (City) on this project. For your convenience, this proposal consists of a General Overview and Project Understanding, Scope of Services, Fee Schedule, Terms and Conditions, Schedule, and Invoices sections.

**GENERAL OVERVIEW AND PROJECT UNDERSTANDING:**

This proposal provides a description of the engineering services required for the street improvements on South Piney Point Road in the City. The City has recently walked the alignment of South Piney Point Road from the intersection on Memorial Drive to the southern City Limits (approximately 3,000 linear feet). During this site visit, the City identified several items that they would like to be addressed and requested a proposal from HDR for the following improvements:

1. Replacement of curb ramps on Memorial Drive that have been damaged and do not meet current ADA standards.
2. Widening of South Piney Point Road for installation of rumble strips.
3. Replacement and extensions of the existing guardrails along the road corridor.
4. Access restriction to Buffalo Bayou on the northwest side of the existing bridge.
5. Install rumble strips on both sides of South Piney Point Road.
6. Repair to expansion joints on Buffalo Bayou Bridge.
7. Reduction to the existing parking pad on South Piney Point Road.

[hdrinc.com](http://hdrinc.com)

4828 Loop Central Drive, Suite 700, Houston, TX 77081-2220  
T (713) 622-9264 F (713) 622-9265  
Texas Registered Engineering Firm F-754

8. Asphalt paving reclamation, including base stabilization and new asphalt paving riding surface.
9. New pavement striping along the corridor.
10. Additional landscaping and aesthetic improvements in the right-of-way along South Piney Point Road.
11. Painting and installation of reflectors on concrete guardrails at the Buffalo Bayou Bridge crossing.
12. A standalone tree planting project on the east side of the right-of-way from Arrowood Circle to the City limits sign.
13. A Review of the city's existing Beautification and Landscape Design Manual and recommend modifications.

## **SCOPE OF SERVICES**

The following Scope of Services is outlined for the design, bid, and construction phase services.

### **I. DESIGN PHASE SERVICES**

#### **A. Basic Design Phase Services**

- Hold a “kick-off” meeting with City staff to finalize the requirements for the project.
- Review available historical information (record drawings, reports/studies, GIS data, etc.)
- Research and gather information on private utilities (i.e. gas, electrical, telephone, pipelines, etc.) along the project alignment.
- No drainage improvements are to be included in this project.
- Prepare plan cover sheet, general notes, survey control, project layout, and detail sheets.
- Create plan/profile drawings of asphalt paving reclamation improvements to South Piney Point Road from Memorial Drive to the Southern City Limits.
- Perform a walk through of project alignment to verify survey data.
- Identify limits of roadway widening for the proposed rumble strips and create special details for construction.
- Create detail for Buffalo Bayou Bridge expansion joints repair.

- Coordinate with landscape architect on identified improvements and incorporate improvements into design drawings.
- Attend meetings (assume 2) on Beautification Committee on Landscape Design Manual.
- Identify curb ramp repairs, guardrail improvements and extensions, and limits of parking pad reduction.
- Prepare contract documents and specifications.
- Coordinate with the Memorial Villages Water Authority (M.V.W.A.) during the design process and provide draft documents for review and comment. Incorporate appropriate comments with the final bid documents.
- Prepare the engineer's opinion of probable construction costs (OPCC).
  - Any opinions of probable construction cost provided are made on the basis of information available to HDR and on the basis of HDR's experience and qualifications and represents its judgment as an experienced and qualified professional engineer. However, since HDR has no control over the cost of labor, materials, equipment or services furnished by others, or over the construction contractor(s') methods of determining prices, or over competitive bidding or market conditions, HDR does not guarantee that proposals, bids or actual construction costs will not vary from HDR's OPCCs
- Submit 75% Plans and OPCC for review by the City.
- Submit 75% plans to private utility companies for review and incorporate utility company markups in the final bid documents.
- Incorporate City and utility company comments into the plans and OPCC.
- Prepare 100% design drawings, specifications, and contract documents suitable for bidding.
- Assist the City in obtaining and/or securing approvals required public and private utilities affected by this project. This assistance will involve the usual and expected coordination for the approval process. When the process involves work beyond the expected, such as special submittals, additional designs, appearances at special meetings, coordination of utility/pipeline excavation efforts, permitting applications, etc., such work falls under the Additional Services portion of this proposal. All permit fees will be the responsibility of the City of Piney Point Village.
- Prepare an OPCC to costs to reflect the 100% design.
- Provide a set of Contract Documents to the City.
- Presentations of the design plans or public meetings with residents are not included in this scope of services. If the City determines that a public meeting is



warranted, HDR will perform such services under the existing on-going contract with the City.

- Coordination with residents to share plans, OPCC, and other project-related documents or preparation of resident cost-share agreements and resident coordination for signatures is not included in this scope of services. If the City requests such services, HDR will perform such services under the existing on-going contract with the City.

## **B. Special Design Services**

### **1. Survey Services (Approximately 3,000 linear Feet)**

HDR will utilize a sub-consultant to collect field data such as surface features, existing public and private utilities, and any other information required for the design of this project.

### **2. Geotechnical Services**

HDR will utilize a subcontractor to perform seven (7) borings. Each boring will be approximately fifteen (15) feet deep for a total of 105 vertical feet. This information will be utilized for engineering analyses to develop geotechnical recommendations for pavement design including asphalt pavement reclamation, subgrade gradation recommendations, groundwater control, and other construction considerations.

### **3. Landscape Architectural Services**

There will be two (2) bid packages created for these services. One (1) package will be for the planting of trees on the southeast side of South Piney Point Road that the City would like to move forward with immediately and one (1) for the landscaping improvements to the entire section of South Piney Point Road that will be included as part of the infrastructure improvements.

- **Stand Alone Planting Plan - South Piney Point Road between Arrowood Circle to the southern City Limits.**

This section is approximately 700 linear feet long and it is a priority for the City to be installed as soon as possible.

- i. The plan will be created at a 1-inch to 20-foot scale and include planting bed area details around the City sign, plant list, sizes, quantity, locations, planting details, and specifications regarding soil preparation and amendments as necessary. The plan will not include irrigation design.
- ii. Provide Opinion of Probable Construction Cost (OPCC).
- iii. Assist in identifying the qualified landscape contractor for the landscape planting.

- iv. Review and approve the soil amendment and the plant quality prior to the installation and planting locations identified by the landscape contractor. The report will be made to HDR and the City.
  - v. Conduct post-installation inspection when notified by the City and provide a report to HDR and the City. The contract will include one year maintenance including watering and the contractor will warrant the health of the plants for one year.
  - vi. No irrigation system is included in this package.
- **Conceptual Landscape Plan for South Piney Point Road from Memorial Drive to the southern City limit line.**

This plan will be incorporated into the infrastructure plan set and bid as part of that package. Below are the scoping items for this effort.

- i. Perform site visit to visually confirm the existing conditions.
  - ii. Create design plans that will include tree/plant list and locations including the existing tree protection plan and details, planting details, and irrigation plans, irrigation equipment list and details. Landscape planting and irrigation specifications as necessary.
  - iii. Review the plans with HDR and the City's urban forester and modify them as necessary
  - iv. Assist in identifying the qualified landscape contractor for the landscape planting.
  - v. Review and approve the soil amendment and the plant quality prior to the installation and planting locations identified by the landscape contractor.
  - vi. Conduct post-installation inspection and provide a report. It is assumed that the contractor will warrant the health of the plants for one year.
- **Beautification and Landscape Design Manual Review and Recommendations**
- i. Perform site visit to visually confirm the existing conditions.
  - ii. Review and comment on the current design manual provided by the City for landscape details and conceptual landscape application city-wide including recommended plant list, typical plans, hardscape details such as signage, bridge railings and details and other related elements.
  - iii. Review the plans with the City and modify them as necessary.

#### **4. Traffic Control Plan**

- Prepare traffic control plans and details for the construction area.

#### **5. Storm Water Pollution Protection Plan**

- Due to the proposed work to be performed in this project, a stormwater pollution protection plan will be produced so that the City complies with State-mandated MS4 permitting.

## **II. BID PHASE SERVICES**

### **A. Basic Services**

There will be two (2) bid phase services for this contract:

#### **Bid Phase Services - Phase I**

City Council has expressed a desire to begin planting trees on the southeast section of South Piney Point Road from Arrowood Circle to the southern City limit line as soon as possible. City Council has directed HDR and the landscape architect to prepare a standalone landscaping plan to solicit bidders for the installation of the identified improvements.

HDR will coordinate with our landscape architect to identify local contractors that are qualified to solicit quotes for the identified landscaping improvements in this phase (no advertisement or public bidding). HDR will tabulate the received bids and make a recommendation to City Council. No formal bid package will be created in this effort other than the prepared landscaping plans, bid tab, and the planting requirements provided by the landscape architect. No formal letter of recommendation will be provided by HDR, only a recommendation to City Council by the landscape architect based off vetting during the solicitation process.

#### **Bid Phase Services - Phase II**

The City will enter into this phase after the acceptance of the Final Design Phase documents for the infrastructure improvements.

- Assist the City in obtaining bids for the project. The City will advertise the project and will absorb all related advertising costs. HDR will coordinate with the City and will assist in developing the wording of the advertisement.
- HDR will post project plans and specifications on Civcast to generate interest for the project during the bidding process, provide information to and answer questions from potential bidders concerning the Project's construction documents and prepare addendums as necessary. The City will absorb costs associated with posting on Civcast.
- Conduct a pre-bid conference for potential bidders, including the preparation of the meeting agenda and preparing a meeting minutes summary.

- Evaluate the bids and the qualifications of the apparent low bidders.
- Prepare a letter of recommendation advising the City as to the acceptability of the apparent low bidder.

### **III. CONSTRUCTION PHASE SERVICES**

#### **A. Basic Services – Construction Management**

There will be two (2) construction phase services for this contract:

##### **Construction Management – Phase I**

As stated above, there will be a stand-alone landscaping plan to begin planting trees on the southeast section of South Piney Point Road from Arrowood Circle to the southern City limit line as soon as possible. HDR will coordinate with our landscape architect to perform construction management on this construction package. HDR will assist in the final walkthrough, provide a punch list to the contractor, verify that the punch list is completed, and make a recommendation for payment to the City for the proposed improvements.

No full-time or part-time observation services will be provided by HDR.

As-builts will not be provided in this phase. The proposed improvements will be incorporated into the infrastructure plan's record drawings in Phase II.

##### **Construction Management – Phase II**

- Act as the City's Project Representative during the construction phase.
- Review and respond accordingly to submittals as required by the contract specifications.
- Respond to RFI's and prepare change orders necessitated by field conditions.
- Review the contractor's pay estimates, evaluate the completion of work, and make payment recommendations to the City.
- Visit the site periodically to observe the progress and quality of executed work and to determine in general if such work is proceeding in accordance with the contract documents. Site representation (construction observation) is not included as part of the Basic Services for Construction Management. Site representation is included in the Construction Phase – Special Services.
- HDR will not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor(s) or the safety precautions and programs incident to the work of the Contractor(s). HDR's effort will be directed toward providing a greater degree of confidence for the City that the completed work of Contractor(s) will conform to the Contract Documents, but HDR will not be responsible for the failure of Contractor(s) to perform the work in accordance with the Contract Documents. During site

visits HDR shall keep the City informed of the progress of the work, shall endeavor to guard the City against defects and deficiencies in such work and may disapprove or reject work failing to conform to the Contract Documents.

- Conduct a final review of the Project and make a recommendation for Final Payment on the Project.
- Engineer shall provide the City one (1) electronic copy of record plans based on the drawings provided to the Engineer by the Contractor(s).
- A public meeting with residents is not included in this scope of services. If the City determines that a public meeting is warranted, HDR will perform such services under the existing on-going contract with the City.
- HDR anticipates that construction will take approximately seven (7) months to complete and has therefore based the lump sum fee on a level of effort to complete the above tasks for this duration.

## **B. Special Construction Services**

### **1. Material Testing**

- Construction materials testing is included in this proposal as a budgetary item only. It is anticipated that the same firm that performed the field investigations and provided the geotechnical recommendation will be utilized to perform the testing services.

### **2. Part-Time Site Representation Services for Phase II**

- No part-time observation is included in this proposal for the stand-alone landscaping plan to begin planting trees on the southeast section of South Piney Point Road from Arrowood Circle to the southern City limit line.
- Provide one construction observer (on-site representative) to observe the daily progress of construction activities and to assist in the interpretation of plans and specifications. The estimated construction duration for the project will be seven (7) months. The on-site representative will be on-site an average of 20 hours a week for the project.
- Provide support to the on-site representative through supervisory and administrative services.
- Provide engineering and technical office personnel support throughout construction. This is to attend project progress meetings, provide on-site support to address Contractor's questions, resident's concerns and conflict issues.
- In the event of rain days where construction may be hindered or stopped, the representative will be on-site long enough to verify that inclement weather has occurred and the associated impact on the Contractor and construction.

- The on-site representative shall maintain daily reports.
- The on-site representative will coordinate with the Contractor's representative to estimate quantities installed on the project. The on-site representative will review the Contractor's quantity measurements prior to HDR's project manager processing the Contractor's periodic monthly payment request.
- The on-site representative will aid in the coordination of the activities of the testing laboratory.
- The on-site representative will coordinate with the City and the Contractor for construction scheduling, resident notification, and complaints.
- The on-site representative will assist in the performance of a final inspection, the preparation of a punch list and subsequent follow-up reviews.
- The on-site representative will assemble and maintain notes, comments, sketches, and supporting data related to the project in order to assist in the preparation of record drawings.
- HDR will process daily reports and other administrative office duties.
- HDR will track and document costs associated with the work.
- The on-site representative will be provided in an effort to aid in the process of observing performance of work of the Contractor(s). Through more extensive on-site observations of the work in progress, HDR shall endeavor to provide further protection for the City against defects and deficiencies in the work of the contractor(s); but the furnishing of such on-site representative will not make HDR responsible for construction means, methods, techniques, sequences or procedures or safety precautions or programs, or for Contractor(s) failure to perform their work in accordance with the Contract Documents.

#### **ADDITIONAL SERVICES**

- "Additional Services" shall only be performed when directed by the City to HDR. These services are not considered normal or customary engineering services.
- Services resulting from significant changes in the Project or its design, including but not limited to, changes in size, complexity, the City's schedule, or character of construction or method of financing; and revising previously accepted studies, reports design documents or Contract Documents when such revisions are due to causes beyond HDR's control.
- Preparing documents for alternate bids outside of the original scope requested by the City or documents for out of sequence work.
- Preparing to serve or serving as a consultant or witness for the City in any litigation, public hearing or other legal or administrative proceeding involving the Project.

- Additional or extended services during construction made necessary by (1) work damaged by fire or other cause during construction, (2) a significant amount of defective or neglected work of Contractor(s), (3) prolongation of the construction contract time, (4) acceleration of the progress schedule involving services beyond normal working hours and (5) default of Contractor.
- HDR will endeavor to appraise the City of any potential additional or extended services that may result from the above listed items, prior to HDR's expenditure of time on such services. As previously noted, any such extended or additional services shall only be performed when directed by the City to HDR.

### **FEE SCHEDULE**

HDR will submit monthly invoices with status reports for all engineering work completed to invoice date. Please be aware that these fees are based on performing all improvement design as a single project. The fees presented in this section reflect a combined effort to perform all proposed work at one time as a single project. If the project is reduced, the proposed fees will need to be adjusted accordingly to reflect the cost of performing engineering services on a smaller project. The invoices will be based on the following schedule:

#### **South Piney Point Road Improvements Project** **Total Fees**

##### **Basic Services:**

Design Phase (Lump Sum)	\$165,775.00
Bid Phase – Phase I (Lump Sum)	\$ 3,500.00
Bid Phase – Phase II (Lump Sum)	\$ 9,650.00
Construction Management – Phase I (Lump Sum)	\$ 4,500.00
Construction Management – Phase II (Lump Sum)	<u>\$ 54,450.00</u>
<b>Subtotal Basic Services:</b>	<b>\$237,875.00</b>

##### **Special Design Services:**

Topographical Survey Services (Subconsultant Cost + 10%)	\$ 37,750.00
Geotechnical Services (Subconsultant Cost + 10%)	<u>\$ 20,915.00</u>
Landscape Architectural Services (Lump Sum)	\$ 50,000.00
Traffic Control (Lump Sum)	\$ 9,200.00
Storm Water Pollution Protection Plan (Lump Sum)	<u>\$ 5,225.00</u>
<b>Subtotal Special Design Services:</b>	<b>\$123,090.00</b>

##### **Special Construction Services:**

Construction Material Testing (Subconsultant Cost + 10%)*	\$ 45,000.00
Part-Time Site Observation – Phase II (Time & Materials)	<u>\$131,500.00</u>
<b>Subtotal Special Construction Services:</b>	<b>\$176,500.00</b>

#### **South Piney Point Road Improvements Project** **\$537,465.00**

*\*At this time the magnitude of these tasks are not known. Therefore, budgetary amounts are provided. These figures may increase or decrease depending upon actual work required. If an increase becomes necessary, it can be accomplished by utilizing available funds from other lines items that have under run or by contract amendment.*

The total Engineer's Opinion of Probable Construction Cost is as follows:

Construction	\$1,800,000.00
Engineering	\$ 252,300.00
Subconsultants	\$ 153,665.00
Observation Fees	\$ 131,500.00
<b>Total Opinion of Probable Project Cost</b>	<b>\$2,337,465.00</b>

Public meetings addressing the Final Engineering or Construction phases or meetings outside regular City Council meetings are not included in this scope. In the event the City should desire a public meeting, (such as a Town Hall type meeting), HDR's services associated with such a meeting will be charged under the current on-going contract.

### **TERMS AND CONDITIONS**

This project will be performed under the current on-going services contract with the City of Piney Point Village executed on September 25, 2006, and its terms and conditions will apply.

### **SCHEDULE**

The stand-alone landscaping plan for the southeast side of South Piney Point Road from Arrowood Circle to the southern City limit line will begin immediately after this contract is executed. It is estimated that the creation of the planting plan will take approximately two (2) weeks, one (1) week to solicit bids, and three (3) weeks to implement the planting plan.

It is estimated that the schedule to accomplish the design of the infrastructure package is seven (7) months from the date of authorization to proceed. The bid phase will be one (1) month from completion of the design phase and execution of the contract documents will be one (1) month after completion of the bid phase. Construction will take approximately seven (7) months for the infrastructure project.

### **INVOICES**

All hourly charges shall be based on a raw labor rate times a multiplier of 3.18. Reimbursable expenses will be charged at cost plus 10%. Time and materials charges and additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor costs times a factor of 3.18 for office personnel and for field personnel and direct cost plus 10%. No additional services will be performed or invoiced without prior authorization from the City of Piney Point Village.

HDR appreciates the opportunity to submit this proposal and we look forward to continuing our work with the City of Piney Point Village.

Sincerely

HDR ENGINEERING, INC.



David Weston  
Vice President/Area Manager

Acceptance: City of Piney Point Village, Texas

By: \_\_\_\_\_

Date: \_\_\_\_\_





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

City Council Meeting Date: December 17, 2025

Submit to City: December 9, 2025

**CURRENT PROJECTS:**

**1. South Piney Point Road Improvements – Action Required**

At the request of Council, HDR has prepared a proposal for the design, bid phase services, construction management, and part-time construction observation for the South Piney Point Road Improvements project. The scope of work includes replacement of damaged curb ramps along Memorial Drive, widening and reclamation of the existing asphalt roadway, installation of rumble strips, repair of bridge expansion joints, aesthetic improvements to the bridge, pavement striping, and guardrail installation and replacement.

The proposal also includes landscaping and aesthetic enhancements to be provided by Asakura Robinson (two bids). One bid will focus on the southeast section of the roadway from Arrowwood Drive to the Southern City limits, due to the City's desire to plant trees in this area immediately. The other landscape bid package will be included in the infrastructure bid package and will address landscaping along the remaining portion of South Piney Point Road. Additionally, this bid package will include a review of the existing Beautification and Landscape Design Manual with recommendations.

Action is requested to review and consider approval of the Proposal for the South Piney Point Road Improvements project.

**2. Windermere Outfall Repair Project**

Following Council's direction at the November 17, 2025, Council Meeting, HDR, City staff, Mayor Dutt, and Mr. Phillips (16 Windermere) met with the residents of 15 Windermere to further discuss the temporary construction easement and address their questions and concerns. During this meeting, the residents outlined several concerns and requested that HDR prepare an exhibit to better illustrate the limits of the proposed construction. HDR subsequently provided the requested exhibits and responded to additional inquiries.

During the December Engineering Meeting, Council directed HDR to begin preparing the Temporary Construction Easement documents for the residents at 14 and 15 Windermere in advance of the next meeting. HDR is currently coordinating with the City Attorney to prepare these documents. Additionally, at the request of the City, HDR will be attending the Windermere HOA Board Meeting on December 14, 2025.

HDR is continuing to advance the project design while awaiting the residents' formal approval. The project remains on schedule for submittal to Harris County Flood Control later this month.

**3. Chuckanut Drainage & Paving Improvements**

The Contractor has completed construction of all major items for this project, including storm sewer, paving, grading, fencing, and most site restoration items. The remaining site restoration



items on the project include sodding, irrigation repairs, and a small section of fencing at #2 Chuckanut. A final walkthrough with the Contractor was completed on December 3<sup>rd</sup> and all outstanding items on the project were noted in a punch-list. All of the punch-list items will need to be addressed by the Contractor prior to project close-out. The Contractor has notified HDR that they will begin addressing the punch-list items on Chuckanut #2 on Thursday, December 11<sup>th</sup>. It is anticipated that the project close-out documentation will be presented at the January Council meeting

**4. Chapelwood Court Drainage Project**

As previously reported during the November Council Meeting, HDR conducted the final walkthrough of this project on November 19th, 2025, and issued the final punch list. HDR has verified that all punch list items have been completed and is currently coordinating with the Contractor on Closeout Documentation.

**5. 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 the comments provided. HDR had minor comment to be memorialized in the conclusion and are awaiting the plans in order to review the proposed improvements.

**6. Harris County Traffic Signals Project – Memorial Drive**

HDR received an update on November 7, 2025, that the project bid was awarded on October 30<sup>th</sup>, 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. HDR has since followed up but has not received a response at this time.

**7. Soldiers Creek Sub Watershed Feasibility Study Project**

HDR and the City held a meeting with Harris County Flood Control on November 14<sup>th</sup>, 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. HDR has since followed up but has not received a response at this time.

**8. Memorial Asphalt Reclamation Project**

On December 4<sup>th</sup>, 2025, HDR received an update that the contract will be awarded to Durword Green for the total amount of \$2,554,089.45 on December 11<sup>th</sup>, 2025. The pre-construction meeting will be held in January 2026, and the City and HDR will be included on that meeting invitation.

TO: City Council

FROM: Development Staff

DATE: December 15, 2025

SUBJECT: Consider and take action to refer proposed amendments to the Temporary Certificate of Occupancy (TCO) ordinance to the Planning & Zoning Commission for review and recommendation.

### **Agenda Item: 5**

#### **Summary:**

Council has expressed interest in reviewing the effectiveness of the current TCO ordinance and is requesting that staff explore options to strengthen, modify, or eliminate the TCO process. This memorandum outlines current TCO requirements, identifies operational challenges, and provides options to improve compliance.

#### **Current Framework:**

Under the existing ordinance, a TCO may be issued when all interior inspections are complete and the home is safe to occupy, with only exterior items remaining. Key requirements include:

- A \$25,000 cash deposit.
- A certification by the owner and builder that all remaining items will be completed within 45 days, with limited eligibility for extensions, restricted to extraordinary circumstances.
- Liquidated damages of \$2,000 per day for exceeding the time allowed. This structure is designed to ensure that work is completed promptly after move-in, and that the City is not burdened with prolonged or incomplete site conditions.

#### **Challenges with Enforcement:**

While the ordinance is strict on paper, staff often face challenges with practical effectiveness:

- Reduced Urgency: Builders sometimes prioritize other jobs over finishing the remaining work once the owner moves in.
- Ambiguity regarding delays: The city does not systematically impose the “per day” penalty because enforcement often involves significant uncertainty about who is responsible for delays, particularly when engineering reviews or external checks are still pending. The provision can create more administrative challenges than real solutions, so a reasonable grace period is typically allowed. When projects exceed the timeline by a significant margin, the penalty is obviously applied, resulting in no reimbursement.
- Administrative complexity: Tracking deadlines, inspections, and appeals does place an additional degree of work on development staff, without a retained fee to offset administrative costs (dedicated time).

These factors make consistent enforcement difficult and can lead to extended completion periods despite the strict ordinance.

**Possible Approaches for Improvement:**

Option A: Strengthen and Increase Financial Requirements

- Raise the deposit
- Add a non-refundable TCO processing fee

Option B: Narrow Eligibility for TCOs

- Require all drainage and grading work to be fully complete before occupancy.

Option C: Eliminate TCOs Entirely

- Require full completion before occupancy.
- Saves staff time, eliminates enforcement burden, and ensures full compliance.

**Administration Recommendation:**

Staff recommends adopting the TCO policy changes as a stand-alone ordinance while also placing the updated deposit (\$30,000) and processing fee (\$2,500) in the Master Fee Schedule. The ordinance is required to provide clear legal authority over occupancy rules, while listing the fees in the schedule improves transparency and allows Council to adjust the amounts in future years without reopening the ordinance itself.

Because this provision is currently located in Chapter 74 (Zoning), the ordinance amendment should first be reviewed by Planning & Zoning before Council considers final adoption. Attached is the draft ordinance reflecting Option A for P&Z review.

The TCO deposit and processing fee will be listed in the new fee schedule, but they will not take effect until the related TCO ordinance is reviewed by P&Z and approved by Council. This lets Council adopt the full fee schedule now while the ordinance update moves through the required steps.

**Proposed Council Motion**

*"I move to refer the proposed Temporary Certificate of Occupancy ordinance amendment with the \$30,000 deposit and \$2,500 processing fee to Planning & Zoning for review; to add these amounts to the Master Fee Schedule; and to specify that the fees take effect only upon Council approval of the amended ordinance."*

**Attachment:**

*Revised Sec. 74-176*

## **REVISED ORDINANCE**

### **Sec. 74-176. - Certificates of occupancy or completion, temporary certificates of occupancy and related fiscal security.**

**(1)–(6)** *[No change]*

**(7)** A temporary certificate of occupancy may be obtained if the structure has been completed and the issuance of the final certificate of occupancy is solely dependent upon the successful completion of all exterior improvements, exterior inspections, and the building final, provided that:

**a.** A preliminary final walk-through has been completed, and successful passage of such walk-through confirmed, by two of the three following city officials: the building official, the city administrator, or the mayor; and

**b.** The occupancy of the building is not hazardous to life, health, or public safety; and

**c.** The structure has successfully passed all interior inspections, including completion of the interior final; and

**d.** The applicant posts fiscal security with the building official in the amount of \$30,000.00. The fiscal security must be posted as a cash deposit. In addition, a non-refundable Temporary Certificate of Occupancy processing fee of \$2,500.00 shall be paid at the time of application.

**e.** The property owner and builder affirm, in writing, that the property will be able to receive a certificate of occupancy within 45 days of the issuance of the temporary certificate of occupancy. Furthermore, the property owner and builder agree that for each day beyond the 45-day time period, the property owner will pay \$2,000 a day from the fiscal security as liquidated damages for failure to comply with the terms of this section; provided, however, the property owner and builder may appeal the amount of liquidated damages assessed under this subsection.

**f.** The applicant may request a maximum of two 30-day extensions if the applicant can establish that extraordinary circumstances exist that will reasonably prevent the property from being ready to receive a certificate of occupancy within the initial 45-day temporary certificate of occupancy period or within any subsequently approved 30-day extension period, if applicable. For purposes of this section, extraordinary circumstances shall be limited to acts of God or other unforeseeable events that prevent the owner or builder from completing necessary work to receive a certificate of occupancy. Financial hardship does not qualify as an extraordinary circumstance. Requests for an extension must be in writing and on a form approved by the city. The city administrator shall consider any such request and approve or deny such request. The city administrator's determination on any request for extension may be appealed to the city council. A determination made by the city council on any such appeal shall be final.

**g.** A property owner and builder have the burden to establish that extraordinary events have occurred that prevented the timely compliance with the 45-day temporary certificate of occupancy period or any subsequent extension thereof. City council has absolute discretion as it relates to any relief granted under this subsection. A determination made by the city council on any such appeal shall be final.

**(8)** The city shall return any remaining fiscal security, if any, to the applicant if the building official determines that the applicant has obtained a certificate of occupancy; provided, however, if the building official determines that an applicant has breached the obligations secured by the fiscal security, such fiscal security shall be paid to the city as liquidated damages.

#### **SUMMARY OF CHANGES**

- TCO Deposit increased from \$25,000 to \$30,000, reflecting higher project values and providing stronger compliance incentives.
- New TCO processing fee of \$2,500 (non-refundable) added to cover administrative tracking, inspections, and compliance management.
- Existing structure, timelines, and liquidated damages provisions remain unchanged.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: December 15, 2025

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

**Agenda Item: 6**

**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. Staff has refined the draft fee schedule for Council Adoption.

**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:**

Adopt an ordinance (ORD 2025.12) approving the updated permit fee schedule, effective January 1, 2026.



**ORDINANCE NO. 2025.12**

**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 15th day of December 2025.**

**CITY OF PINEY POINT VILLAGE, TEXAS**

By: \_\_\_\_\_  
Aliza Dutt, Mayor

ATTEST:

By: \_\_\_\_\_  
Robert Pennington,  
City Administrator / Authorized City Secretary

**EXHIBIT A**  
**ORD 2025.12**

**CITY OF PINEY POINT VILLAGE - PERMIT FEES**  
Adoption - FY2026

DESCRIPTION	PROPOSED FEE
<b>PLAN REVIEW FEE</b>	
Non-Residential	\$1,000
New Houses	\$500
Over 50% Remodel	\$250
<b>NEW SINGLE FAMILY HOME / NON-RESIDENTIAL</b>	
Cost Per Square Foot	\$1.46/sf
Minimum Fee	\$500
<b>ADDITIONS / ALTERATIONS / ACCESSORY BUILDINGS / REMODELS / MISC.</b>	
Cost Per Square Foot (Air + Non-Air)	\$1.46/sf
<b>RESIDENTIAL MISCELLANEOUS</b>	
Application Fee	\$100
<b>NEW POOL / SPA</b>	
Cost Per Square Foot	\$1.40/sf
<b>POOL REMODEL / RE-TILE / RE-COPING</b>	
Cost Per Square Foot (Water Surface Area)	\$1.40/sf
<b>FOUNTAINS / PONDS</b>	
Application Fee	\$1.40/sf
<b>FOUNDATION REPAIR</b>	
Application Fee	\$125
<b>DECKING / DRIVEWAY / SIDEWALK / WALKWAY / PAVING</b>	
Artificial Turf	\$250
Cedar	\$250
Gravel	\$250
Permeable Pavers	\$250
Stucco	\$500
Asphalt	\$500
Retaining Wall / Erosion Control	\$500
<b>RECREATION / SPORT COURTS</b>	
Application Fee	\$300
<b>STUCCO / STUCCO REPLACEMENT</b>	
Application Fee	\$250
<b>MOLD REMEDIATION / WATER DAMAGE / DAMAGE MISC.</b>	
Application Fee	\$250
<b>HOUSE MOVING</b>	
Application Fee	\$100

DESCRIPTION	PROPOSED FEE
<b>HOUSE DEMOLITION</b>	
Application Fee	\$500
Extensions Allowed	Two 30-day extensions
<b>DEMOLITION (ACCESSORY STRUCTURE / FOUNTAIN / POOL / POND)</b>	
Application Fee	\$200
Extensions Allowed	Two 30-day extensions
<b>SIGN CONSTRUCTION / SIGN REPLACEMENT (SUBDIVISION)</b>	
Application Fee	\$200
<b>FLAG POLE</b>	
Application Fee	\$200
<b>NEW FENCE (CEDAR / IRON)</b>	
Application Fee	\$125
<b>NEW SOLID FENCE (STUCCO / STONE / CONCRETE)</b>	
Application Fee	\$200
<b>TEMPORARY CONSTRUCTION FENCING</b>	
Application Fee	\$100
<b>NEW ROOF</b>	
Application Fee	\$165
<b>ROOF REPAIR</b>	
Application Fee	\$100
<b>REPLACEMENT WINDOW &amp; DOOR ONLY</b>	
Application Fee	\$165
<b>NEW GENERATOR WITH PAD</b>	
22KW – 125KW	\$200
150KW and Up	\$300
<b>NEW MAILBOX</b>	
Application Fee	\$50
<b>TEMPORARY CONSTRUCTION TRAILER</b>	
Per Trailer	\$100
<b>ELECTRICAL T-POLE PERMIT</b>	
Application Fee	\$150
<b>NEW CONSTRUCTION ELECTRICAL PERMIT</b>	
New Single Family Electrical Permit	\$600

DESCRIPTION	PROPOSED FEE
<b>ELECTRICAL REMODEL PERMIT</b>	
Less than 2500 sq ft	\$400
2500 to 6000 sq ft	\$500
6000+ sq ft	\$600
<b>ELECTRICAL OUTDOOR LIGHTING / SOLAR PANEL / VEHICLE CHARGER / OTHER</b>	
Application Fee	\$200
<b>ELECTRICAL NEW GENERATOR (PER GENERATOR)</b>	
22 KW to 125 KW	\$200
150 KW and up	\$300
<b>ELECTRICAL RECONNECT / REPLACING SERVICE</b>	
Application Fee	\$100
<b>ELECTRICAL POOL</b>	
Application Fee	\$100
<b>ELECTRICAL ELEVATOR</b>	
Application Fee	\$200
<b>ELECTRICAL MISC.</b>	
Application Fee	\$100
<b>MECHANICAL NEW CONSTRUCTION</b>	
Application Fee	\$0
Per New Unit (AC & Heating)	\$200 per unit
<b>MECHANICAL FOR NEW ADDITION / REMODEL</b>	
Application Fee	\$0
Per New Unit (AC & Heating)	\$100 per unit
<b>MECHANICAL CHANGE OUT / REPLACEMENT – HEAT &amp; COLD</b>	
Application Fee	\$0
Per Replacement Unit	\$100 per unit
<b>MECHANICAL WINE ROOM / MINI SPLIT SYSTEM ONLY</b>	
Application Fee	\$200
<b>MECHANICAL MISC.</b>	
Coils / Fans / Ductwork Replacement	\$100
<b>FIRE SPRINKLER / NEW CONSTRUCTION / RENOVATION</b>	
Application Fee	\$200
<b>FIRE SPRINKLER / ALARMS / FIRE SUPPRESSION SYSTEM</b>	
Application Fee	\$200

DESCRIPTION	PROPOSED FEE
<b>FIRE SPRINKLER MISC.</b>	
Application Fee	\$100
<b>IRRIGATION</b>	
Application Fee	\$200
<b>IRRIGATION REPAIR</b>	
Application Fee	\$100
Replacement Heads / Re-Locate	\$100
<b>NEW CONSTRUCTION PLUMBING</b>	
Application Fee	\$600
<b>PLUMBING REMODEL / ADDITIONS</b>	
Under 2500 sq ft	\$300
2500–6000 sq ft	\$400
6000+ sq ft	\$500
<b>PLUMBING WATER HEATER ONLY / WATER CARBON FILTER</b>	
Application Fee	\$75
Each Additional Heater	\$10
<b>POOL PLUMBING</b>	
Application Fee (P-Trap / Gas / Vac Breaker)	\$200
<b>PLUMBING SEWER DISCONNECT</b>	
Main House	\$200
Pool	\$150
<b>PLUMBING GAS (Annual Test, Generator, House, Pool)</b>	
Application Fee	\$100
<b>PLUMBING MISC.</b>	
Application Fee	\$100
<b>EXPEDITED DRAINAGE FEE</b>	
Non-Residential	\$5,000
Flat Rate New Construction	\$3,600
Pools / Additions / Renovation / Misc.	\$2,500
<b>DRAINAGE APPEALS</b>	
Application Fee	\$7,500
<b>NEW CONSTRUCTION DRAINAGE</b>	
Application Fee	\$2,000
<b>DRAINAGE ADDITION / POOL / OTHER</b>	
Application Fee	\$600

DESCRIPTION	PROPOSED FEE
<b>DRAINAGE REVISION ONLY</b>	
Application Fee	\$600
<b>FINAL AS-BUILT TOPOGRAPHICAL SURVEY REVIEW</b>	
Application Fee	\$600
<b>FINAL AS-BUILT TOPOGRAPHICAL / CLOSING FEE</b>	
Application Fee	\$600
<b>NEW SWIMMING POOL DRAINAGE</b>	
Application Fee	\$600
<b>CULVERTS / DITCHES / STREET REPAIR / DRAINAGE / MISC.</b>	
Application Fee	\$300
<b>DRAINAGE MISC.</b>	
Application Fee	\$200
<b>TREE DISPOSITION – DEMO ONLY</b>	
Application Fee	\$200
<b>TREE DISPOSITION – NEW CONSTRUCTION</b>	
Application Fee	\$300
<b>TREE DISPOSITION – CONSTRUCTION (REVISION)</b>	
Application Fee	\$150
Each Additional Tree	\$150
<b>NEW TREE DISPOSITION – ALTERATIONS / REMODELS / POOLS</b>	
Application Fee	\$100
<b>TREE REMOVAL PER TREE</b>	
Healthy Tree	\$300
Dead / Diseased / Pine Bark Beetles	\$0
<b>PLANNING &amp; ZONING COMMISSION PLAT FEE</b>	
Application Fee per Lot (Final Plat)	\$2,000
<b>PLANNING &amp; ZONING COMMISSION – SPECIFIC USE PERMIT (SUP)</b>	
Specific Use Application Fee	\$1,500
Amend / Add to Same SUP (Same Calendar Year)	\$1,000
<b>BOARD OF ADJUSTMENT FEE</b>	
Application Fee	\$300
<b>WORKING PRIOR TO PERMITTING</b>	
Minimum Fee (or double permit fee)	\$300 minimum



DESCRIPTION	PROPOSED FEE
<b>CONTRACTOR REGISTRATION (Annual)</b>	
All Contractors	\$75
<b>CONTRACTOR PERMIT NAME CHANGE</b>	
Application Fee	\$150
<b>GAS METER DEPOSIT</b>	
Deposit Amount	\$2,000
<b>INSPECTION FEE / RE-INSPECTION FEE</b>	
Rate Per Inspection	\$75
<b>NON-RESIDENTIAL INSPECTION / RE-INSPECTION</b>	
Set Fee	\$125
<b>INSPECTOR RATE</b>	
Per Inspection	\$55
<b>RIGHT-OF-WAY</b>	
Application Fee	\$0
<b>RETURN CHECK (NSF) FEE</b>	
NSF Fee	\$35
<b>PLAN REVISION FEE</b>	
Minor Plan Revision (No Sq Ft Change)	\$150
<b>SOLICITORS PERMIT</b>	
Application Fee	\$250
Replacement ID Card	\$50
<b>TEMPORARY CERTIFICATE OF OCCUPANCY</b>	
Deposit Amount	\$30,000
Processing Fee (Non-Refundable)	\$2,500
<i>Note: The TCO Processing Fee and TCO Deposit will be listed in the schedule effective January 1; however, these amounts will not be applied until the related ordinance amendment is reviewed by Planning &amp; Zoning and approved by City Council.</i>	
<b>NON-RESIDENTIAL / PROFESSIONAL CONSULTING SERVICES</b>	
Hourly Rate (1 Hour Minimum)	\$125
<b>ANIMAL CONTROL</b>	
Fee Per Day for Dog or Cat Impoundment	\$50
Costs Associated with Vet Care / Housing	\$25
<b>NEW CONSTRUCTION RE-NEW FEES (For Active Building Permits)</b>	
Re-New Fee – 6 Months	\$150
Re-New Fee – 9 Months	\$250
Re-New Fee – 12 Months	\$500
<b>PERMIT REVOCATION NOTICE</b>	
Building Permit Shall Be Revoked After 180 Days of No Work	(Policy Notice Only)

# **City of Piney Point Village**



## **Building Permit Fees**

### **Evaluation and Comparison Recommendations for 2026 Changes**

#### **Prepared by:**

Robert Pennington, City Administrator

Annette Arriaga, Development Services Director

Gerson Quevedo, Development Manager

## **INTRODUCTION**

Piney Point Village's building permit fee schedule was last updated in 2021 and no longer reflects current construction costs, inspection demands, or regional practices among neighboring Memorial Villages. Over the past several years, development activity, particularly new home construction, large-scale remodels, drainage improvements, and accessory structures, has increased in complexity and cost. These changes directly affect staff time, City Engineer review, and inspection loads.

As part of a comprehensive review effort, staff conducted a comparison of Piney Point's proposed 2026 fee schedule against two peer cities:

- **Bunker Hill Village** – the most comparable in valuation structure, scale of homes, and active redevelopment
- **Hunters Creek Village** – long-standing peer city, but using an older 2019 schedule

This report summarizes the findings and presents a streamlined, regionally competitive framework for updating Piney Point's fee schedule.

## **WHY CITIES MUST UPDATE THEIR FEE SCHEDULES**

**Reflecting Modern Construction Costs:** Construction prices for materials, labor, and mechanical systems have sharply increased. Cities that do not revise their valuations fall significantly behind true cost recovery. Outdated fees lead to:

- Underfunded inspection and engineering review.
- Taxpayer-funded subsidized development.
- Misalignment between the perceived costs and the true expenses associated with high-end construction.

**Supporting Responsible Growth in High-Value Communities:** Piney Point is a premier residential community with large-lot homes, extensive landscaping, and complex drainage requirements. These projects require:

- More inspections.
- Multi-detailed plan reviews.
- Ongoing coordination with engineers, surveyors, and contractors.

Fee schedules must support the demand generated by these large-scale projects.

**Maintaining Consistency with Neighboring Villages:** Builders operate across Bunker Hill, Hunters Creek, Hedwig, Spring Valley, and Piney Point, providing construction services tailored to the unique needs of each community. Implementing a clear and consistent fee schedule is essential, as it not only fosters a sense of fairness among residents but also helps to minimize potential disputes with builders. This standardized approach best aligns with regional city standards, ensuring that all parties involved have a clearer understanding of costs and ultimately promotes trust within a fair process.

**Ensuring Code Compliance & Safety:** Sufficient funding for inspections is essential to maintaining structural integrity and ensuring the safety of electrical, mechanical, and plumbing systems. It also facilitates compliance with stormwater management regulations and significantly reduces the risks of property damage, drainage failures, and adverse neighborhood impacts.

**Avoiding Burden Shifting to Taxpayers:** When construction activity increases while fees remain unchanged, the city bears a larger share of the associated costs. As a result, general taxpayers inadvertently subsidize private development projects. Newly constructed or renovated properties are frequently undercharged for the services they utilize. Revising the fee schedule is essential to ensure equity and uphold fiscal responsibility.

## **STREAMLINING A PERMITTING PROCESS WITH MULTIPLE PARTS**

Many high-value residential cities have complicated permitting systems spread across several divisions, including building, drainage, engineering, right-of-way, utilities, and arborist reviews, as well as multiple inspections. A streamlined fee schedule simplifies the process for residents and builders. It provides clear fees, ensuring there are no confusing formulas or unexpected costs. It also helps staff work more efficiently by speeding up application reviews and reducing misunderstood communication. When fees are simple and consistent with nearby cities, there are fewer complaints or disputes. Everyone is treated fairly, with the same rates for similar projects. Lastly, a clear fee structure works better with modern digital permitting systems and online applications in which Piney Point has recently implemented.

## **BEST PRACTICES IN HIGH-VALUE RESIDENTIAL COMMUNITIES**

Across affluent residential jurisdictions such as the Memorial Villages, West University, Bellaire, and Southside Place, several best practices have emerged to create fair, efficient,

and predictable permitting systems. One widely adopted method is square-foot valuation for major construction projects. This approach bases fees on a valuation-per-square-foot formula, which produces consistent results, scales fairly with project size, and ensures predictable cost recovery for the city.

Another common practice involves applying flat fees for small or routine projects. These cities typically use flat rates for items such as:

- Fences
- Patios and driveways
- Minor electrical and mechanical work
- Windows and doors
- Generator installations

In contrast, higher fees are charged for complex or high-risk work that requires more intensive review and oversight. Examples include:

- Generators over 150KW
- Major remodels exceeding 50 percent of a structure
- Demolitions
- High-risk drainage improvements

Jurisdictions also maintain fees designed to discourage unpermitted work. Clear minimum charges and doubled fees for projects started without permits help protect neighborhoods and maintain compliance with municipal standards. Another key best practice is ensuring full cost recovery for engineering review. Cities now commonly structure fees so that the cost of engineering, drainage, and structural assessments is not subsidized by the general permitting process.

Piney Point's proposed 2026 fee schedule closely mirrors these proven practices, aligning it with nearby high-value cities and reinforcing a fair, transparent, and sustainable development process.

## **Plan Review Fees**

Plan review is a mandatory step that must occur before any building permit is issued and construction can begin. It is critical because city staff review submitted project plans to ensure all safety, building code, and zoning requirements are met, preventing legal issues, costly changes, or unsafe conditions down the line. Only after plan review approval will

permits be issued, allowing construction to move forward with confidence that the work meets all standards. Below is the Regional Fee Comparison (3 Cities):

CATEGORY	PPV – PROPOSED	BUNKER HILL	HUNTERS CREEK
NEW HOUSE PLAN REVIEW	\$500	~\$500+	Included in \$1.20/sf rate
50%+ REMODEL REVIEW	\$250	~\$250–\$500	Included in \$1.20/sf
NON-RESIDENTIAL REVIEW	\$1,000	Case-by-case, often >\$1,000	Not listed

### New Construction & Additions (Sq. Ft.)

Permit fees for new construction and additions in residential areas are typically charged by the square foot, making costs easy to estimate for both homeowners and builders. This fee structure applies to several types of projects, for example, new air-conditioned residences, additions, and accessory buildings. This consistent, per-square-foot model helps ensure predictable costs, fair scaling based on project size, and straightforward budgeting for new construction, additions, and accessory structures.

CATEGORY	PPV PROPOSED	BUNKER HILL	HUNTERS CREEK
NEW RESIDENCE (A/C SPACE)	\$1.46/sf	\$1.40–\$1.50/sf	\$1.20/sf
ADDITIONS (A/C)	\$1.46/sf	Similar	\$1.20/sf
ACCESSORY BUILDINGS	\$1.46/sf	Similar	\$1.20/sf

### Additional Permits

Other permit types include demolition, generator installation, roof work, window/door replacement, temporary fences, and mailboxes. These permits are essential as they help ensure work is safe, code-compliant, and protects both property and the public.

CATEGORY	PPV PROPOSED	BUNKER HILL	HUNTERS CREEK
NEW POOL / SPA	\$1.40/sf	~\$1.40/sf	\$500 flat
POOL REMODEL	\$1.40/sf	Similar	\$700 (w/deck)
FOUNTAINS / PONDS	\$1.40/sf	Similar	\$200

<b>CEDAR / IRON FENCE</b>	<b>\$200</b>	\$200	\$125
<b>MASONRY / CONCRETE FENCE</b>	<b>\$200</b>	\$200	\$125
<b>GENERAL FLATWORK / DRIVEWAYS</b>	<b>\$250–\$500</b>	Similar	\$185
<b>HOUSE DEMOLITION</b>	<b>\$500</b>	~\$500	\$125
<b>ACCESSORY DEMO</b>	<b>\$200</b>	~\$200	\$125
<b>GENERATOR 22–125KW</b>	<b>\$200</b>	Similar	\$125
<b>GENERATOR 150KW+</b>	<b>\$300</b>	Similar	\$125
<b>NEW ROOF</b>	<b>\$165</b>	Similar	\$70
<b>ROOF REPAIR</b>	<b>\$100</b>	Similar	\$70
<b>WINDOW / DOOR REPLACEMENT</b>	<b>\$165</b>	Similar	\$185
<b>TEMP CONSTRUCTION FENCE</b>	<b>\$100</b>	Similar	\$125
<b>MAILBOX</b>	<b>\$50</b>	Similar	Not listed

## WHY FEES DIFFER

Hunters Creek Village’s building permit fees are noticeably lower across most categories because their fee schedule has not been updated since 2019, making it one of the oldest and least current schedules among the Memorial Villages. Construction costs, inspection demands, and contractor pricing have changed dramatically since then—especially for pools, generators, roofing, and large-scale remodels—while Hunters Creek’s fees have remained static.

Hunters Creek also relies heavily on flat fees (e.g., pools at \$500, demolition at \$125, fences at \$125), whereas Piney Point and Bunker Hill use valuation-based or scaled fees that reflect project size, complexity, and inspection time. High-value residential communities typically move away from flat fees for large construction because they undervalue the true cost of engineering review, inspections, drainage compliance, and code enforcement.

## OTHER COMPARIABLES

### Piney Point Village vs. City of Bellaire

Bellaire has one of the most complex, itemized, and granular fee schedules in the region. Piney Point’s proposed 2025 fee schedule is much simpler, more predictable, and easier to administer. Bellaire’s fees tend to be higher across many individual items, though not always. They also charge per fixture, per ton, per trap, or per device—something Piney Point intentionally avoids. Overall, Piney Point’s proposed fee structure is cleaner, easier for residents, and closely aligned with Bunker Hill, whereas Bellaire is an urban city with a very expansive commercial base and a high number of inspections. Top-level differences are charted below:

AREA	PPV PROPOSED	BELLAIRE (2025)	DIFFERENCE
<b>OVERALL STRUCTURE</b>	<b>Predictable, flat fees + sq-ft valuation</b>	Highly itemized fee schedule, dozens of line items	PPV simpler & more user-friendly
<b>NEW HOMES</b>	<b>\$1.46/sf</b>	Tiered valuation fees based on project size	Methods differ; Bellaire more complex
<b>POOLS</b>	<b>\$1.40/sf</b>	Multiple flat charges for pool, heaters, equipment, resurfacing	Bellaire more granular; PPV simpler
<b>REMODELS</b>	<b>\$1.46/sf</b>	Tiered system based on \$10K brackets	Bellaire uses cost-of-construction model
<b>GENERATORS</b>	<b>\$200–\$300</b>	Electrical fees + mechanical fees + slab fees	Bellaire charges multiple items
<b>PLUMBING</b>	<b>Mostly flat fees</b>	Per fixture/trap/per connection	Bellaire significantly more granular
<b>ELECTRICAL</b>	<b>Flat rates</b>	Charges per KW, per system, per circuit	Bellaire much more detailed
<b>FLATWORK/DRIVEWAYS</b>	<b>\$250–\$500</b>	Several charges depending on type and square footage	Bellaire more complex
<b>RE-INSPECTION FEES</b>	<b>Mostly \$100</b>	\$55–\$90 depending on department	Bellaire slightly lower
<b>DEMOLITION</b>	<b>\$200–\$500</b>	Multi-fee structure (flat + waste + inspection)	Bellaire more complex

### Piney Point Village vs. West University Place

Piney Point’s proposed 2026 fee schedule remains significantly simpler and more predictable than West University’s FY2025 schedule, which uses a fully itemized, multi-layered system designed for an urban environment with dense inspections. While West U’s base fees may appear lower, the numerous add-on charges result in substantially higher total project costs. Below is the breakdown:



CATEGORY	PPV PROPOSED	WEST U FY25	DIFFERENCE / NOTES
NEW HOME	\$1.46/sf	\$1.25/sf + <b>multiple add-ons</b> (plan review, drainage, floodplain, utilities)	West U ends up <b>higher overall</b> after add-ons
ADDITIONS	\$1.46/sf	\$1.25/sf + <b>additional charges</b>	PPV is <b>simpler and more predictable</b>
REMODELS	\$1.46/sf	\$1.25/sf + <b>plan-check stages</b>	West U uses a <b>complex, multi-step system</b>
NEW POOL	\$1.40/sf	<b>\$1,496 minimum + inspections + itemized add-ons</b>	West U is <b>much more expensive</b>
WATER FEATURES	\$1.40/sf	Multiple sub-fees (electrical, gas, devices)	PPV is <b>far simpler</b>
FLATWORK / DRIVEWAYS	\$250–\$500	Tiered fees <b>per 100–500 sq ft</b> , higher totals	PPV is <b>simpler and cheaper</b>
HOUSE DEMO	\$500	\$1.25/sf + <b>minimums + add-ons</b>	West U demo fees <b>escalate rapidly</b>
GENERATOR INSTALL	\$200–\$300	Multiple stacked fees (slab, electrical, gas, inspections)	West U is <b>significantly higher</b>

### Piney Point vs. City of Austin

Austin’s permitting system is built for a dense urban environment and does not fit Piney Point’s scale and character. Austin’s complex structure includes multiple departmental fees and environmental reviews, which increase costs and administrative burdens for homeowners seeking a straightforward permitting experience. While both Piney Point and Austin regulate impervious cover, drainage, and tree preservation, Piney Point’s requirements are simpler and more homeowner-focused, involving just one engineering review. Piney Point requires only a basic impervious cover calculation, and the review is typically completed within one permit cycle. In contrast, the same project in Austin would involve extensive processes, including formal site plan reviews, H&H modeling, water quality controls, and tree inventories. These additional requirements can lead to significant costs, such as \$10,000 in mitigation for removing a protected tree. Piney Point intentionally avoids these complexities to maintain a clear and efficient permitting process for residents.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: December 15, 2025

SUBJECT: Consideration and possible action on the schedule of Observed Holidays for 2026 (RES. 2025.12-A).

**Agenda Item: 7**

**Informational Summary**

Each year, the City Council adopts the official schedule of observed holidays for the upcoming calendar year. The City's holiday schedule is largely guided by the federal holiday calendar and standard municipal employment practices.

Observed holidays are defined as those occurring on weekdays during the City's normal business schedule. When a holiday falls on a weekend, the city observes the nearest weekday to minimize disruption to City Hall services. Full-time employees receive paid time off for these designated days.

**No Recommended Changes**

The proposed 2026 holiday schedule maintains the same structure and total number of observed holidays as adopted for 2025 — consisting of 11 fixed holidays and one floating holiday for employee use, consistent with current personnel policy.

**Recommendation**

Staff recommends approval of the 2026 schedule of observed holidays, as presented.

**Attachments:**

*2026 Holiday Schedule — Quick Reference*

*Draft Resolution (RES. 2025.12-A)*

*2026 Schedule Table*

## 2026 HOLIDAY SCHEDULE — QUICK REFERENCE

<b>Holiday</b>	<b>Observed Date</b>
New Year's Day	Thursday, January 1, 2026
Martin Luther King Jr. Day	Monday, January 19, 2026
Presidents' Day	Monday, February 16, 2026
Good Friday	Friday, April 3, 2026
Memorial Day	Monday, May 25, 2026
Independence Day (Observed)	Friday, July 3, 2026
Labor Day	Monday, September 7, 2026
Thanksgiving Day	Thursday, November 26, 2026
Day After Thanksgiving	Friday, November 27, 2026
Christmas Eve	Thursday, December 24, 2026
Christmas Day	Friday, December 25, 2026
<i>Floating Holiday</i>	Per Personnel Policy

## **RESOLUTION NO. 2025.12-A**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS, ESTABLISHING THE SCHEDULE OF OBSERVED HOLIDAYS FOR THE YEAR 2026; PROVIDING FOR PUBLIC NOTICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of Piney Point Village is committed to promoting organizational efficiency, employee wellness, workforce stability, and high-quality public service delivery; and

**WHEREAS**, adopting an annual schedule of observed holidays provides clarity and predictability for residents, employees, contractors, partnering agencies, and the general public, thereby enhancing operational planning and continuity of government services; and

**WHEREAS**, the City Council finds that aligning municipal holiday observances with established federal, state, and regional governmental practices supports competitive recruitment and retention, strengthens employee morale, and reflects widely recognized cultural, historical, and civic observances; and

**WHEREAS**, establishing recognized City holidays in advance allows for proper scheduling of public notices, agenda postings, municipal court hearings, permitting and inspections, public works activities, contractor coordination, customer service expectations, and other statutory or time-sensitive governmental functions; and

**WHEREAS**, the City Council further finds that a clearly defined and publicly posted holiday schedule ensures transparency, accessibility, and accountability in municipal operations and promotes consistency in City Hall closures;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:**

#### **SECTION 1. Adoption of Official Holidays.**

The City Council hereby adopts the following dates as official City-observed holidays for calendar year 2026:

1. New Year's Day — Thursday, January 1, 2026
2. Martin Luther King Jr. Day — Monday, January 19, 2026
3. Presidents' Day — Monday, February 16, 2026
4. Good Friday — Friday, April 3, 2026
5. Memorial Day — Monday, May 25, 2026
6. Independence Day (Observed) — Friday, July 3, 2026
7. Labor Day — Monday, September 7, 2026
8. Thanksgiving Day — Thursday, November 26, 2026
9. Day After Thanksgiving — Friday, November 27, 2026

10. Christmas Eve — Thursday, December 24, 2026
11. Christmas Day — Friday, December 25, 2026

**SECTION 2. Floating Holiday.**

Eligible employees shall receive one (1) floating holiday to be used in accordance with the City's Personnel Policies and subject to supervisory approval and operational requirements.

**SECTION 3. City Hall Closures and Essential Services.**

City Hall and all non-essential municipal administrative offices shall be closed on the dates listed in Section 1. Police, fire, emergency response, and other essential City functions shall continue uninterrupted and will maintain adequate staffing to ensure public safety and service continuity.

**SECTION 4. Direction to Staff and Public Notice.**

The City Secretary is hereby directed to distribute, publish, and post the approved 2026 holiday schedule at City Hall, on the official City website, and within all applicable public communication platforms to ensure resident awareness.

**SECTION 5. Incorporation of Recitals.**

The findings and statements contained in the recitals of this Resolution are hereby found to be true and correct and are adopted as part of this Resolution for all purposes.

**SECTION 6. Conflicts and Supersession.**

This Resolution supersedes any previously adopted holiday schedules that conflict with the dates contained herein.

**SECTION 7. Effective Date.**

This Resolution shall take effect immediately upon passage and approval.

**PASSED AND APPROVED** on the **15th** day of **December 2025**.

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Mayor Aliza Dutt

**ATTEST:**

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City Administrator / Designated City Secretary

S	M	T	W	T	F	S
JAN						
1/4/2026	1/5/2026	1/6/2026	1/7/2026	1/1/2026	1/2/2026	1/3/2026
1/11/2026	1/12/2026	1/13/2026	1/14/2026	1/15/2026	1/16/2026	1/17/2026
1/18/2026	1/19/2026	1/20/2026	1/21/2026	1/22/2026	1/23/2026	1/24/2026
1/25/2026	1/26/2026	1/27/2026	1/28/2026	1/29/2026	1/30/2026	1/31/2026
Feb						
2/1/2026	2/2/2026	2/3/2026	2/4/2026	2/5/2026	2/6/2026	2/7/2026
2/8/2026	2/9/2026	2/10/2026	2/11/2026	2/12/2026	2/13/2026	2/14/2026
2/15/2026	2/16/2026	2/17/2026	2/18/2026	2/19/2026	2/20/2026	2/21/2026
2/22/2026	2/23/2026	2/24/2026	2/25/2026	2/26/2026	2/27/2026	2/28/2026
Mar						
3/1/2026	3/2/2026	3/3/2026	3/4/2026	3/5/2026	3/6/2026	3/7/2026
3/8/2026	3/9/2026	3/10/2026	3/11/2026	3/12/2026	3/13/2026	3/14/2026
3/15/2026	3/16/2026	3/17/2026	3/18/2026	3/19/2026	3/20/2026	3/21/2026
3/22/2026	3/23/2026	3/24/2026	3/25/2026	3/26/2026	3/27/2026	3/28/2026
3/29/2026	3/30/2026	3/31/2026				
Apr						
4/5/2026	4/6/2026	4/7/2026	4/1/2026	4/2/2026	4/3/2026	4/4/2026
4/12/2026	4/13/2026	4/14/2026	4/15/2026	4/16/2026	4/17/2026	4/18/2026
4/19/2026	4/20/2026	4/21/2026	4/22/2026	4/23/2026	4/24/2026	4/25/2026
4/26/2026	4/27/2026	4/28/2026	4/29/2026	4/30/2026		
May						
5/3/2026	5/4/2026	5/5/2026	5/6/2026	5/7/2026	5/1/2026	5/2/2026
5/10/2026	5/11/2026	5/12/2026	5/13/2026	5/14/2026	5/8/2026	5/9/2026
5/17/2026	5/18/2026	5/19/2026	5/20/2026	5/21/2026	5/15/2026	5/16/2026
5/24/2026	5/25/2026	5/26/2026	5/27/2026	5/28/2026	5/22/2026	5/23/2026
5/31/2026					5/29/2026	5/30/2026
Jun						
6/7/2026	6/8/2026	6/9/2026	6/10/2026	6/11/2026	6/5/2026	6/6/2026
6/14/2026	6/15/2026	6/16/2026	6/17/2026	6/18/2026	6/12/2026	6/13/2026
6/21/2026	6/22/2026	6/23/2026	6/24/2026	6/25/2026	6/19/2026	6/20/2026
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7/12/2026	7/13/2026	7/14/2026	7/8/2026	7/9/2026	7/10/2026	7/11/2026
7/19/2026	7/20/2026	7/21/2026	7/15/2026	7/16/2026	7/17/2026	7/18/2026
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Aug						
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10/18/2026	10/19/2026	10/20/2026	10/21/2026	10/22/2026	10/16/2026	10/17/2026
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12/20/2026	12/21/2026	12/15/2026	12/16/2026	12/17/2026	12/18/2026	12/19/2026
12/27/2026	12/28/2026	12/22/2026	12/23/2026	12/24/2026	12/25/2026	12/26/2026
		12/29/2026	12/30/2026	12/31/2026		

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 SBISD Classes Resume: January 6, 2026 (Tuesday)

2 **MLK Day: Monday, January 19, 2026**

Valentine's Day: Saturday, February 14, 2026

3 **Presidents' Day: Monday, February 16, 2026**

Ramadan Begins: Tuesday, February 17, 2026

Spring Break: March 9-13, 2026 (Monday-Friday)

St. Patrick's Day: Tuesday, March 17, 2026

Passover Begins: Wednesday, April 1, 2026

4 **Good Friday: Friday, April 3, 2026**

Early Voting: April 20, 2026 - April 28, 2026

**Saturday, May 2, 2026 — Uniform Election**

Mother's Day: Sunday, May 10, 2026

SBISD Last Day of School: May 22, 2026 (Friday)

5 **Memorial Day: Monday, May 25, 2026**

Juneteenth: Friday, June 19, 2026

Father's Day: Sunday, June 21, 2026

6 **Independence Day: Friday, July 3, 2026 (Observed)**

Independence Day: Saturday, July 4, 2026

7 **Labor Day: Monday, September 7, 2026**

Yom Kippur: September 20-21, 2026.

Columbus Day: Monday, October 12, 2026

Veterans Day: Wednesday, November 11, 2026

SB Fall Break: November 23-27, 2026 (Monday-Friday)

8 **Thanksgiving Day: Thursday, November 26, 2026**

9 **Day after Thanksgiving: Friday, November 27, 2026**

4-12 Hanukkah

SB Winter Break: Dec 21- Jan 4, 2027

10 **Christmas Eve: Thursday, December 24, 2026**

11 **Christmas Day: Friday, December 25, 2026**

TO: Mayor and City Council

FROM: R. Pennington, City Administrator

MEETING DATE: December 15, 2025

SUBJECT: Consideration and possible action to adopt an ordinance (ORD 2025.12-B) that establishes the 2026 City Council Regular Meeting Schedule.

**Agenda Item: 8**

**Informational Summary**

The proposed ordinance establishes the City Council's regular meeting schedule for the calendar year 2026. Consistent with long-standing practice, regular meetings are scheduled on the second and fourth Mondays of each month, with the fourth Monday serving as the City's primary business meeting date.

The proposed meeting dates were evaluated to ensure they would work well and account for potential conflicts with holidays and local election activities. The 2026 Calendar Exhibit meetings are scheduled for the second and fourth Mondays, with a few exceptions:

- Monday, April 27, 2026, is not listed due to Early Voting.
- Monday, May 25, 2026, is Memorial Day, with the meeting shifting to Tuesday, May 26, 2026.
- Monday, October 12, 2026, is a Federal Holiday, so the optional regular meeting will be moved to Tuesday, October 13, 2026. The primary meeting scheduled for October will be on the fourth Monday without any adjustments.
- The regular primary meeting for November has been scheduled for Monday, November 16, 2026, to avoid conflict with Thanksgiving week, when many people will likely be traveling.
- The only regular primary meeting for December has been scheduled for Monday, December 14, 2026, to best avoid conflict with the Holidays.

Meeting dates match the 2026 Calendar Exhibit and do not need any changes, except for one consideration noted below:

- SBISD has advised us that public meetings should be avoided on Monday, April 27, 2026, due to ongoing early voting, poll operations, ballot handling, and results reporting, which extend through 7:00 p.m. and beyond. The option is to hold the meeting on the second Monday (4/13), and/or **Wednesday (4/29)**, which is immediately after the early voting.

**Recommendation**

- **Option 1** - Approve the 2026 regular meeting schedule, as presented.
- **Option 2** - Approve the 2026 regular meeting schedule with the addition of a Monday, April 27, 2026, meeting scheduled, noting the potential request to cancel/reschedule as a special meeting if a contested election requires exclusive chamber access.
- **Option 3** - Approve the 2026 regular meeting schedule with the addition of Wednesday, April 29, 2026, to allow appropriate separation from election responsibilities and ensure uninterrupted poll operations.



## Regular Council Meeting Schedule for 2026

The City Council of Piney Point Village, Texas, has officially set the schedule for its regular meetings for the year 2026. These meetings will take place on the second and fourth Mondays of each month. However, the schedule may change a bit to avoid conflicts with holidays, school elections, and early voting times. The main meeting dates are highlighted for easy reference.

### January 2026

- Monday, January 12, 2026
- Monday, January 26, 2026

### February 2026

- Monday, February 9, 2026
- Monday, February 23, 2026

### March 2026

- Monday, March 9, 2026
- Monday, March 23, 2026

### April 2026

- Monday, April 13, 2026
- (No April 27 meeting - Early Voting)

### May 2026

- Monday, May 11, 2026
- Tuesday, May 26, 2026  
(Adjusted for Memorial Day)

### June 2026

- Monday, June 8, 2026
- Monday, June 22, 2026

### July 2026

- Monday, July 13, 2026
- Monday, July 27, 2026

### August 2026

- Monday, August 10, 2026
- Monday, August 24, 2026

### September 2026

- Monday, September 14, 2026
- Monday, September 28, 2026

### October 2026

- Tuesday, October 13, 2026  
(Adjusted for Columbus Day)
- Monday, October 26, 2026

### November 2026

- Monday, November 16, 2026  
(Adjusted for Thanksgiving)

### December 2026

- Monday, December 14, 2026  
(Adjusted for Christmas Holidays)

## ORDINANCE NO 2025.12-B

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS,  
ESTABLISHING REGULAR CITY COUNCIL MEETING DATES; REPEALING  
ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN  
CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

\* \* \* \* \*

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

**Section 1.** **Regular Meeting Dates for 2026.** The City Council of Piney Point Village, Texas, formally establishes the regular meeting schedule for the 2026 calendar year. These meetings are set for the second and fourth Mondays of each month, with adjustments made to accommodate holidays, school district elections, and early voting periods, as detailed in the accompanying 2026 Calendar Exhibit. The primary regular meeting date is underlined for clarity.

### **Regular City Council Meeting Dates – 2026**

#### **January 2026**

- Monday, January 12, 2026
- Monday, January 26, 2026

#### **February 2026**

- Monday, February 9, 2026
- Monday, February 23, 2026

#### **March 2026**

- Monday, March 9, 2026
- Monday, March 23, 2026

#### **April 2026**

- Monday, April 13, 2026
- (No April 27 meeting - Early Voting)

#### **May 2026**

- Monday, May 11, 2026
- Tuesday, May 26, 2026  
(Adjusted for Memorial Day)

#### **June 2026**

- Monday, June 8, 2026
- Monday, June 22, 2026

#### **July 2026**

- Monday, July 13, 2026
- Monday, July 27, 2026

#### **August 2026**

- Monday, August 10, 2026
- Monday, August 24, 2026

#### **September 2026**

- Monday, September 14, 2026
- Monday, September 28, 2026

#### **October 2026**

- Tuesday, October 13, 2026  
(Adjusted for Columbus Day)
- Monday, October 26, 2026

#### **November 2026**

- Monday, November 16, 2026  
(Adjusted for Thanksgiving)

#### **December 2026**

- Monday, December 14, 2026  
(Adjusted for Christmas Holidays)

**Section 2. Repealer.** All ordinances and parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 3. Severability.** If any clause, phrase, provision, sentence, or part of this Ordinance, or the application thereof to any person or circumstance, shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect the remainder of this Ordinance. The City Council declares it would have adopted this Ordinance without such invalid portion.

**PASSED, APPROVED, AND ADOPTED** on first and final reading this **15th** day of December **2025**.

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Mayor Aliza Dutt

**ATTEST:**

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City Administrator / Designated City Secretary

Calander Exhibit -2026

S	M	T	W	T	F	S
JAN						
1/4/2026	1/5/2026	1/6/2026	1/7/2026	1/1/2026	1/2/2026	1/3/2026
1/11/2026	1/12/2026	1/13/2026	1/14/2026	1/15/2026	1/16/2026	1/17/2026
1/18/2026	1/19/2026	1/20/2026	1/21/2026	1/22/2026	1/23/2026	1/24/2026
1/25/2026	1/26/2026	1/27/2026	1/28/2026	1/29/2026	1/30/2026	1/31/2026
Feb						
2/1/2026	2/2/2026	2/3/2026	2/4/2026	2/5/2026	2/6/2026	2/7/2026
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5/10/2026	5/11/2026	5/12/2026	5/13/2026	5/14/2026	5/8/2026	5/9/2026
5/17/2026	5/18/2026	5/19/2026	5/20/2026	5/21/2026	5/15/2026	5/16/2026
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7/12/2026	7/13/2026	7/14/2026	7/8/2026	7/9/2026	7/10/2026	7/11/2026
7/19/2026	7/20/2026	7/21/2026	7/15/2026	7/16/2026	7/17/2026	7/18/2026
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9/20/2026	9/21/2026	9/15/2026	9/16/2026	9/17/2026	9/18/2026	9/19/2026
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4-12 Hanukkah

SB Winter Break: Dec 21- Jan 4, 2027

10 **Christmas Eve: Thursday, December 24, 2026**

11 **Christmas Day: Friday, December 25, 2026**

TO: City Council

FROM: Aliza Dutt, Mayor

MEETING DATE: December 15, 2025

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

**Agenda Item: 9**

**Summary:**

This agenda item includes reports from the mayor.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: December 15, 2025

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

**Agenda Item: 10**

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:** As of November 30, 2025, the unaudited financials show total revenues of \$9,755,786, exceeding the budget by 104.5%. Total expenditures are \$9,665,779, or 87.2% of the budget. Operating expenditures amount to \$7,193,211, representing 89.1% of the budget. Capital expenditures total \$2,472,568, or 82.2% of the budget, with major paving and drainage projects ongoing.
- II. Property Tax Report:** The taxable value is \$3.44 billion, with an adjusted levy of \$8.78 million for 2025. Collections to date are \$324,391.56 (3.69%), with early payments starting in November. Prior-year delinquencies collected total \$8.09 million (95.79%), leaving \$141,401.38 remaining. The combined receivable balance is \$8.6 million.
- III. Disbursements (greater than \$10,000):** None to report for approval
- IV. Temporary Certificates of Occupancy (TCO) Reimbursements:** None to report for approval

**B. Update on the Status of Potential Improvements for Raintree Circle and Further Considerations.**

- C. Mosquito Control Services Contract:** Staff plans to renegotiate the proposed mosquito control rate based on the contractor's claim that Piney Point requires 4.5 hours to spray, compared to 3 hours in Bunker Hill, a 50% difference that does not appear reasonable given how similar the two cities are in size and layout. Cypress Creek has agreed to re-drive the city and reassess the actual route time. Staff is asking for updated pricing using a clear and consistent method. Even using the contractor's own time-based model, the cost for Piney Point should be closer to \$570 per service, not \$600. If acceptable revisions are not offered, staff may issue the required 30-day termination notice and begin evaluating alternative providers or adjusted service approaches. Staff will report back to Council with either revised terms or a recommendation on next steps.

- D. Jail Services Contract:** The Administration recommends ratifying the City Administrator's renewal response, confirming continuation of the Interlocal Agreement under last year's terms, and authorizing submission of all required documentation (COI, Form 1295, usage report). Harris County houses, supports, maintains, and confines Piney Point Village prisoners (ages 17+) arrested by MVPD for Municipal Court offenses. The per-diem rate is \$102.00 per prisoner per day, unchanged from the prior term. The renewal covers January 31, 2025 – January 30, 2026, the same as last year's renewal timeline.

- E. 2026 Municipal Election Update:** City staff met with Spring Branch ISD to review the 2026 Joint Election Agreement. Following additional discussion with SBISD's Associate Superintendent for

Finance, both parties agree to continue using the same contract terms as last year, with no revisions needed. SBISD has confirmed they intend to rely on Piney Point Village as an early voting site every year, regardless of whether the city has a contested or uncontested election. The partnership remains unchanged, and operational responsibilities will mirror prior elections. SBISD's Board and the City will move forward on aligned timelines, with both entities planning to call their elections in January formally. Staff will present the final agreement for Council approval once SBISD's Board has taken corresponding action. Calling the City's May election in January is legally permissible and meets all Election Code deadlines for the May uniform election date.



**CITY OF PINEY POINT VILLAGE, TEXAS**  
**FINANCIAL REPORT**  
**(UNAUDITED)**  
**AS OF NOVEMBER 30, 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: \_\_12/10/2025\_\_

City Administrator Signature: \_\_\_\_\_ Date: \_\_12/10/2025\_\_

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





## CITY OF PINEY POINT VILLAGE FINANCIAL REPORT

### NOVEMBER 2025 FINANCIALS

This report provides an overview of the city's financial operations up to November 2025, which is the eleventh 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
<b>Total Revenues</b>	\$9,123,094	\$9,337,577	\$151,812	\$9,755,786
<b>Total Expenditures</b>	\$8,049,184	\$11,086,209	\$1,308,747	\$9,665,779
<b>Over/(Under)</b>	\$1,073,910	(\$1,748,632)	(\$1,156,936)	\$90,007

	Prior YTD	Budget	Month	YTD
<b>Operating Revenues</b>	\$8,966,108	\$9,299,629	\$150,214	\$9,468,214
<b>Operating Expenditures</b>	\$7,262,979	\$8,076,719	\$612,188	\$7,193,211
<b>Over/(Under)</b>	\$1,703,129	\$1,222,910	(\$461,975)	\$2,275,003

1. Total revenues amount to \$9,755,786, representing 104.5% of the approved budget and exceeding last year-to-date figures by 6.9%. This increase is primarily attributable to the property tax revenue, permit revenue, CIP Cost Share, Sales Taxes and Court Revenue.
  - a. Property tax received for the M&O or general fund totals \$7,186,088, representing 101% of the budget and 73.7% of total general fund revenue. This amount is \$249,114 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 November, the City received a total of \$324,391.56 for tax year 2025, consisting of \$312,554.60 for M&O and \$11,836.96 for I&S. This amount is deferred, as it pertains to the next fiscal year's budget.

- b. Sales tax collected in November reached \$486,275, or 105.5% of the projected annual total of \$460,725. This marks a \$28,881 increase (6.3%) from last year's collection of \$457,394. Sales collections are projected to account for 4.93% of the total general fund revenue.
- c. Franchise fee collections through November totaled \$278,753, including \$28,294 for the cable franchise, \$249,724 for the electric franchise, and \$735 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 \$183,103, which is 141.9% of our budget and \$58,263 higher than last year. Court fines account for \$167,343, while the remaining \$15,760 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 \$829,297, which is 159.4% of the budget and 57.5% higher than last year-to-date. Permits and inspection fees constitute 91.3% of the revenue in this category. The current collection fee for drainage reviews is \$58,850. 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 \$20,350, which is 86.6% of the annual budget projection. This amount is \$2,900 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 \$376,848, representing 94.2% of the budget and reflecting a decrease of \$60,460 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 \$287,572, representing 757.8% of the budget and an increase of 83.2% 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 \$8,353 in miscellaneous revenue, which includes \$4,688.93 from a state opioid settlement, a \$4,000 contribution from HDR Engineering Co. and \$500 contribution from Tree Service Design in support of the community holiday event and other minor receipts. Also included is \$20,067 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 programing providing a total budget of \$11,086,209. Total current expenditures are \$9,665,779, 87.2% of the budget and 20.1% more than last YTD. Operating expenditure is \$7,193,211, accounting for 89.1% 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 \$2,577,496 or 96.1% 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 \$2,027,779 or 95.8% representing 1.5 months of service payments at the beginning of the year for adequate VFD operational cash flow.
  - c. Building Services at \$280,079 or 92.7%, 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 \$36,550, or 102.9%, 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 \$2,472,568 through November.
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 total expenditures by \$90,007, and exceed operating expenditures by \$2,275,003. This is largely due to higher-than-anticipated revenue from property taxes, sales taxes, court revenues and permits & inspection fees. When combined with the beginning fund balance, available resources for the month total more than \$6 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 million.

**Debt Service Fund**

	<b>Prior YTD</b>	<b>Budget</b>	<b>Month</b>	<b>YTD</b>
<b>Total Revenues</b>	\$897,421	\$902,719	\$1,269	\$914,325
<b>Total Expenditures</b>	\$884,200	\$881,325	\$0	\$878,825
<b>Over/(Under)</b>	\$13,221	\$21,394	\$1,269	\$35,500

1. Revenues are \$914,325, 101.3% of the budget, with \$889,550 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.
2. 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: November 30, 2025

### GENERAL FUND SUMMARY

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b>REVENUES</b>						
PROPERTY TAXES	6,936,974	7,112,732	2,382	7,186,088	101.0%	(73,356)
SALES TAXES	457,394	460,725	46,362	486,275	105.5%	(25,550)
FRANCHISE TAXES	323,658	409,872	36,376	278,753	68.0%	131,119
COURT REVENUE	124,840	129,000	13,787	183,103	141.9%	(54,103)
PERMITS & INSPECTIONS	526,685	520,300	27,428	829,297	159.4%	(308,997)
ALARM REGISTRATIONS	23,250	23,500	(50)	20,350	86.6%	3,150
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	437,307	400,000	23,928	376,848	94.2%	23,153
<b>TOTAL OPERATING</b>	<b>8,966,108</b>	<b>9,299,629</b>	<b>150,214</b>	<b>9,468,214</b>	<b>101.8%</b>	<b>(168,585)</b>
OTHER NON-OPERATING PROCEEDS	156,986	37,948	1,598	287,572	757.8%	(249,624)
<b>TOTAL NON-OPERATING</b>	<b>156,986</b>	<b>37,948</b>	<b>1,598</b>	<b>287,572</b>	<b>757.8%</b>	<b>(249,624)</b>
<b>TOTAL REVENUES</b>	<b>\$9,123,094</b>	<b>\$9,337,577</b>	<b>\$151,812</b>	<b>\$9,755,786</b>	<b>104.5%</b>	<b>(\$418,209)</b>
	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b>EXPENDITURES</b>						
<b>PUBLIC SERVICE DIVISION</b>						
POLICE SERVICES	2,622,267	2,681,790	220,527	2,577,496	96.1%	104,294
FIRE SERVICES	1,995,089	2,115,943	176,329	2,027,779	95.8%	88,164
SANITATION COLLECTION	536,265	621,596	53,335	513,464	82.6%	108,132
OTHER PUBLIC SERVICES	26,046	36,900	1,914	24,822	67.3%	12,078
<b>PUBLIC SERVICE DIVISION</b>	<b>5,179,667</b>	<b>5,456,229</b>	<b>452,104</b>	<b>5,143,560</b>	<b>94.3%</b>	<b>312,669</b>
<b>OPERATIONS</b>						
CONTRACT SERVICES	435,788	476,500	8,639	363,116	76.2%	113,384
BUILDING SERVICES	331,259	302,200	16,676	280,079	92.7%	22,121
GENERAL GOVERNMENT	1,024,711	1,417,850	118,128	1,136,537	80.2%	281,314
MUNICIPAL COURT	23,844	35,510	3,487	36,550	102.9%	(1,040)
PUBLIC WORKS	267,710	388,430	13,155	233,369	60.1%	155,061
<b>OPERATION DIVISIONS</b>	<b>2,083,312</b>	<b>2,620,490</b>	<b>160,084</b>	<b>2,049,651</b>	<b>78.2%</b>	<b>570,839</b>
<b>TOTAL PUBLIC &amp; OPERATING</b>	<b>\$7,262,979</b>	<b>\$8,076,719</b>	<b>\$612,188</b>	<b>\$7,193,211</b>	<b>89.1%</b>	<b>\$883,508</b>
<b>NON-OPERATING</b>						
CAPITAL PROGRAMS	786,205	3,009,490	696,559	2,472,568	82.2%	536,922
<b>TOTAL NON-OPERATING</b>	<b>786,205</b>	<b>3,009,490</b>	<b>696,559</b>	<b>2,472,568</b>	<b>82.2%</b>	<b>536,922</b>
<b>TOTAL EXPENDITURES</b>	<b>\$8,049,184</b>	<b>\$11,086,209</b>	<b>\$1,308,747</b>	<b>\$9,665,779</b>	<b>87.2%</b>	<b>\$1,420,430</b>
REVENUE OVER/(UNDER) EXPENDITURES	1,073,910	(1,748,632)	(1,156,936)	90,007		



# Piney Point Village TEXAS

## Statement of Revenue & Expenditures For Month Ended: November 30, 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)	6,936,974	7,112,732	2,382	7,186,088	101.0%	(73,356)
	Unearned/Adjusted	0	0	0			0
	Total Property Tax :	6,936,974	7,112,732	2,382	7,186,088	101.0%	(73,356)
10-4150	Sales Tax	457,394	460,725	46,362	486,275	105.5%	(25,550)
	Total Tax Collection:	7,394,368	7,573,457	48,745	7,672,363	101.3%	(98,906)
<u>Permits &amp; Inspections</u>							
10-4203	Plat Reviews	1,750	1,000	0	1,750	175.0%	(750)
10-4205	Contractor Registration	6,270	8,800	1,290	10,260	116.6%	(1,460)
10-4206	Drainage Reviews	62,000	50,000	4,800	58,850	117.7%	(8,850)
10-4207	Permits & Inspection Fees	455,665	460,000	21,338	757,187	164.6%	(297,187)
10-4208	Board of Adjustment Fees	1,000	500	0	1,250	250.0%	(750)
	Total Permits & Inspections:	526,685	520,300	27,428	829,297	159.4%	(308,997)
<u>Municipal Court</u>							
10-4300	Court Fines	114,841	120,000	12,375	167,343	139.5%	(47,343)
10-4301	Building Security Fund	3,499	3,000	0	2,858	95.3%	142
10-4302	Truancy Prevention	3,571	3,000	502	5,627	187.6%	(2,627)
10-4303	Local Municipal Tech Fund	2,857	2,950	0	2,333	79.1%	617
10-4304	Local Municipal Jury Fund	71	50	10	112	93.7%	(62)
10-4311	Local Municipal Court BLD SEC			899	4,829	93.7%	(4,829)
	Total Municipal Court:	124,840	129,000	13,787	183,103	141.9%	(54,103)
<u>Investment Income</u>							
10-4400	Interest Revenue	437,307	400,000	23,928	376,848	94.2%	23,153
	Total Investment Income:	437,307	400,000	23,928	376,848	94.2%	23,153
<u>Agencies &amp; Alarms</u>							
10-4508	SEC-Registration	23,250	23,500	(50)	20,350	86.6%	3,150
	Total Agencies & Alarms:	23,250	23,500	(50)	20,350	86.6%	3,150
<u>Franchise Revenue</u>							
10-4602	Cable Franchise	61,196	85,153	13,659	28,294	33.2%	56,859
10-4605	Power/Electric Franchise	249,722	272,419	22,702	249,724	91.7%	22,695
10-4606	Gas Franchise	0	25,000	0	0	0.0%	25,000
10-4607	Telephone Franchise	2,196	3,300	0	715	21.7%	2,585
10-4608	Wireless Franchise	10,543	24,000	15	20	0.1%	23,980
	Total Franchise Revenue:	323,658	409,872	36,376	278,753	68.0%	131,119
<u>Donations &amp; 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	35,787	9,000	500	12,353	137.3%	(3,353)
10-4803	CIP Cost Share	69,434	8,948	0	226,139	2527.3%	(217,191)
10-4804	Credit Card Fees	20,022	20,000	1,098	22,067	110.3%	(2,067)
	Total Donations & In Lieu:	292,986	281,448	1,598	395,072	140.4%	(113,624)
	Total Revenue Received	9,123,094	9,337,577	151,812	9,755,786	104.5%	(418,209)
	TOTAL REVENUES:	\$9,123,094	\$9,337,577	151,812	9,755,786	104.5%	(\$418,209)



# Piney Point Village TEXAS

## Statement of Revenue & Expenditures For Month Ended: November 30, 2025

### GENERAL FUND EXPENDITURES

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b><u>PUBLIC SERVICE DIVISION</u></b>							
<b><u>Community Events</u></b>							
10-510-5001	Community Celebrations	6,910	6,000	308	5,999	100.0%	1
10-510-5002	Public Relations	4,802	15,000	705	4,749	31.7%	10,251
	<b>Community Events:</b>	<b>11,712</b>	<b>21,000</b>	<b>1,013</b>	<b>10,748</b>	<b>51.2%</b>	<b>10,251</b>
<b><u>Police Services</u></b>							
10-510-5010	MVPD Operations	2,525,700	2,625,123	220,527	2,520,829	96.0%	104,294
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
	<b>Police Services:</b>	<b>2,622,267</b>	<b>2,681,790</b>	<b>220,527</b>	<b>2,577,496</b>	<b>96.1%</b>	<b>104,294</b>
<b><u>Miscellaneous</u></b>							
10-510-5020	Miscellaneous		0	0	0	n/a	0
	<b>Total Miscellaneous:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>0</b>
<b><u>Sanitation Collection</u></b>							
10-510-5030	Sanitation Collection	526,697	604,553	52,289	503,396	83.3%	101,157
10-510-5031	Sanitation Fuel Charge	9,568	17,043	1,046	10,068	59.1%	6,975
	<b>Sanitation Collection:</b>	<b>536,265</b>	<b>621,596</b>	<b>53,335</b>	<b>513,464</b>	<b>82.6%</b>	<b>108,132</b>
<b><u>Library Services</u></b>							
10-510-5040	Spring Branch Library		1,500			0.0%	1,500
	<b>Library Services:</b>	<b>0</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>1,500</b>
<b><u>Street Lighting Services</u></b>							
10-510-5050	Street Lighting	14,335	14,400	901	14,074	97.7%	326
	<b>Street Lighting Services:</b>	<b>14,335</b>	<b>14,400</b>	<b>901</b>	<b>14,074</b>	<b>97.7%</b>	<b>326</b>
<b><u>Fire Services</u></b>							
10-510-5060	Villages Fire Department	1,995,089	2,115,943	176,329	2,027,779	95.8%	88,164
	<b>Fire Services:</b>	<b>1,995,089</b>	<b>2,115,943</b>	<b>176,329</b>	<b>2,027,779</b>	<b>95.8%</b>	<b>88,164</b>
	<b>TOTAL PUBLIC SERVICE:</b>	<b>\$5,179,667</b>	<b>\$5,456,229</b>	<b>\$452,104</b>	<b>\$5,143,560</b>	<b>94.3%</b>	<b>\$312,668</b>

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b><u>CONTRACT SERVICE DIVISION</u></b>							
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	228,505	220,000	0	200,380	91.1%	19,620
10-520-5104	Legal	78,384	100,000	5,156	48,254	48.3%	51,746
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	0	2,074	90.2%	227
10-520-5108	IT Hardware/Software & Support	16,854	41,200	1,068	26,477	64.3%	14,723
10-520-5110	Mosquito Control	24,545	24,000	2,415	16,601	69.2%	7,399
<b>TOTAL CONTRACT SERVICE DIVISION:</b>		<b>\$435,788</b>	<b>\$476,500</b>	<b>\$8,639</b>	<b>\$363,116</b>	<b>76.2%</b>	<b>\$113,384</b>
<b><u>BUILDING SERVICE DIVISION</u></b>							
<u>Building &amp; Inspection Services</u>							
10-530-5108	Information Technology	0					
10-530-5152	Drainage Reviews	127,127	103,000	0	98,042	95.2%	4,958
10-530-5153	Electrical Inspections	25,290	15,000	2,250	25,020	166.8%	(10,020)
10-530-5154	Plat Reviews	0	500	0	0	0.0%	500
10-530-5155	Plan Reviews	44,000	50,000	4,000	40,000	80.0%	10,000
10-530-5156	Plumbing Inspections	29,565	18,000	1,980	23,805	132.3%	(5,805)
10-530-5157	Structural Inspections	38,520	30,000	2,790	33,570	111.9%	(3,570)
10-530-5158	Urban Forester	37,520	45,000	2,960	31,480	70.0%	13,520
10-530-5160	Mechanical Inspections	8,775	8,500	945	5,805	68.3%	2,695
<b>Building and Inspection Services:</b>		<b>310,797</b>	<b>270,000</b>	<b>14,925</b>	<b>257,722</b>	<b>95.5%</b>	<b>12,278</b>
<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
<b>Supplies and Office Expenditures:</b>		<b>2,990</b>	<b>3,200</b>	<b>0</b>	<b>30</b>	<b>n/a</b>	<b>3,170</b>
<u>Insurance</u>							
10-530-5403	Credit Card Charges	17,472	29,000	1,751	22,328	77.0%	6,672
<b>Insurance:</b>		<b>17,472</b>	<b>29,000</b>	<b>1,751</b>	<b>22,328</b>	<b>77.0%</b>	<b>6,672</b>
<b>TOTAL BUILDING SERVICE DIVISION:</b>		<b>\$331,259</b>	<b>\$302,200</b>	<b>\$16,676</b>	<b>\$280,079</b>	<b>92.7%</b>	<b>\$22,121</b>



		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b>GENERAL GOVERNMENT DIVISION</b>							
<u>Administrative Expenditures</u>							
10-540-5108	Information Technology	42,129	47,000	1,713	36,122	76.9%	10,878
10-540-5201	Administrative/Professional Fe	9,105	16,505	0	15,188	92.0%	1,318
10-540-5202	Auto Allowance/Mileage	7,858	7,200	612	6,727	93.4%	473
10-540-5203	Bank Fees	789	2,200	0	1,032	46.9%	1,168
10-540-5204	Dues/Seminars/Subscriptions	3,607	3,600	0	6,361	176.7%	(2,761)
10-540-5205	Elections	489	750	0	78	10.5%	672
10-540-5206	Legal Notices	6,053	8,000	838	7,521	94.0%	479
10-540-5207	Miscellaneous	633	5,000	0	367	7.3%	4,633
10-540-5208	Citizen Communication	4,691	8,000	0	5,711	71.4%	2,289
10-540-5209	Office Equipment & Maintenance	7,859	10,000	603	7,134	71.3%	2,866
10-540-5210	Postage	232	2,000	0	444	22.2%	1,556
10-540-5211	Meeting Supplies	8,734	7,500	0	6,181	82.4%	1,319
10-540-5212	Rent/Leasehold/Furniture	118,707	155,142	22,843	142,462	91.8%	12,680
10-540-5213	Supplies/Storage	31,063	30,000	1,006	19,009	63.4%	10,991
10-540-5214	Telecommunications	11,290	16,000	641	10,487	65.5%	5,513
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
<b>Administrative Expenditures:</b>		<b>253,237</b>	<b>322,897</b>	<b>28,256</b>	<b>265,233</b>	<b>82.1%</b>	<b>57,664</b>
<u>Wages &amp; Benefits</u>							
10-540-5301	Gross Wages	525,705	741,125	56,340	618,723	83.5%	122,402
10-540-5302	Overtime/Severance	2,139	10,000	38	631	6.3%	9,369
10-540-5303	Temporary Personnel	0	0	0	0		0
10-540-5306	FICA/Med/FUTA Payroll Tax Exp	40,884	54,203	4,347	46,884	86.5%	7,319
10-540-5310	TMRS (City Responsibility)	122,011	156,114	12,535	125,014	80.1%	31,100
10-540-5311	Payroll Process Exp-Paychex	3,337	4,000	296	3,417	85.4%	583
<b>Wages &amp; Benefits:</b>		<b>694,077</b>	<b>965,442</b>	<b>73,557</b>	<b>794,669</b>	<b>82.3%</b>	<b>170,773</b>
<u>Insurance</u>							
10-540-5353	Employee Insurance	66,338	113,811	3,278	63,597	55.9%	50,214
10-540-5354	General Liability	7,209	10,000	7,604	7,604	76.0%	2,396
10-540-5356	Workman's Compensation	3,850	4,500	5,433	5,433	120.7%	(933)
<b>Insurance:</b>		<b>77,396</b>	<b>128,311</b>	<b>16,315</b>	<b>76,634</b>	<b>59.7%</b>	<b>51,677</b>
<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				
<b>Intergovernmental:</b>		<b>0</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>1,200</b>
<b>TOTAL GENERAL GOVERNMENT DIVISION:</b>		<b>\$1,024,711</b>	<b>\$1,417,850</b>	<b>\$118,128</b>	<b>\$1,136,537</b>	<b>80.2%</b>	<b>\$281,314</b>

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b><u>MUNICIPAL COURT DIVISION</u></b>							
<u>Supplies &amp; 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	309	1,327	n/a	423
	<b>Supplies and Office Expenditures:</b>	<b>1,679</b>	<b>4,000</b>	<b>309</b>	<b>1,327</b>	<b>n/a</b>	<b>2,673</b>
<u>Insurance</u>							
10-550-5353	Employee Insurance		0			n/a	0
	<b>Insurance:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>0</b>
<u>Court Operations</u>							
10-550-5403	Credit Card Charges	5,240	6,510	1,072	6,574	101.0%	(64)
10-550-5404	Judge/Prosecutor/Interpreter	16,925	25,000	2,150	29,050	116.2%	(4,050)
10-550-5417	Time Payment Reimbursement Fee			(45)	(400)		400
	<b>Court Operations:</b>	<b>22,165</b>	<b>31,510</b>	<b>3,177</b>	<b>35,223</b>	<b>111.8%</b>	<b>(4,114)</b>
	<b>TOTAL MUNICIPAL COURT DIVISION:</b>	<b>\$23,844</b>	<b>\$35,510</b>	<b>\$3,487</b>	<b>\$36,550</b>	<b>102.9%</b>	<b>(\$1,440)</b>
<b><u>PUBLIC WORKS MAINTENANCE DIVISION</u></b>							
<u>Supplies &amp; Office Expenditures</u>							
10-560-5108	Information Technology	3,044	2,500	0	0		2,500
10-560-5207	Misc Supplies	88	500	0	453	n/a	47
10-560-5209	Office Equipment & Maintenance		0	0	103	n/a	(103)
10-560-5215	Travel & Training		1,000	0	0	n/a	1,000
	<b>Supplies and Office Expenditures:</b>	<b>\$ 3,132</b>	<b>\$ 4,000</b>	<b>\$ -</b>	<b>\$ 556</b>	<b>13.9%</b>	<b>3,444</b>
<u>Insurance</u>							
10-560-5353	Employee Insurance		0			n/a	0
	<b>Insurance:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>0</b>
<u>Maintenance &amp; 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	94,844	134,280	11,190	134,535	100.2%	(255)
10-560-5505	Fuel & Oil	1,877	1,000	417	2,707	270.7%	(1,707)
10-560-5506	Right of Way Mowing	23,557	0	0	0		0
10-560-5507	Traffic Control	27,545	20,000	0	12,848	64.2%	7,152
10-560-5508	Water Utilities	7,167	2,800	1,548	10,434	372.6%	(7,634)
10-560-5509	Tree Care/Removal	53,109	40,000	0	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	42,331	100,000	0	769	0.8%	99,231
10-560-5516	Equipment Maintenance	1,462	3,000	0	2,829	94.3%	171
10-560-5517	Street Maintenance	7,619	10,000	0	8,374	83.7%	1,626
	<b>Maintenance and Repair:</b>	<b>264,578</b>	<b>314,430</b>	<b>13,155</b>	<b>200,380</b>	<b>63.7%</b>	<b>114,050</b>
<u>Capital Equipment</u>							
10-560-5600	Capital Equipment		70,000	0	32,433	46.3%	37,567
	<b>Capital Equipment:</b>	<b>0</b>	<b>70,000</b>	<b>0</b>	<b>32,433</b>	<b>46.3%</b>	<b>37,567</b>
	<b>TOTAL PUBLIC WORKS DIVISION:</b>	<b>\$267,710</b>	<b>\$388,430</b>	<b>\$13,155</b>	<b>\$233,369</b>	<b>60.1%</b>	<b>\$155,061</b>

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b><u>CAPITAL OUTLAY PROGRAMS</u></b>							
<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
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>0</b>
<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	583,810	3,009,490	696,559	2,472,568	82.2%	
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				
		<b>786,205</b>	<b>3,009,490</b>	<b>696,559</b>	<b>2,472,568</b>	<b>n/a</b>	<b>0</b>
<b>TOTAL CAPITAL OUTLAY PROGRAMS:</b>		<b>\$786,205</b>	<b>\$3,009,490</b>	<b>\$696,559</b>	<b>\$2,472,568</b>	<b>82.2%</b>	<b>\$0</b>
<b>TOTAL EXPENDITURES:</b>		<b>\$8,049,184</b>	<b>\$11,086,209</b>	<b>\$1,308,747</b>	<b>\$9,665,779</b>	<b>87.2%</b>	<b>\$883,107</b>



# Piney Point Village TEXAS

## Statement of Revenue & Expenditures For Month Ended: November 30, 2025

### DEBT SERVICE FUND

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<b>REVENUES</b>						
PROPERTY TAXES	876,627	877,325	259	889,550	101.4%	(12,225)
Unearned/Adjusted	0	0		0		0
Total Property Tax :	876,627	877,325	259	889,550	101.4%	(12,225)
INTEREST	20,794	25,394	1,010	24,775		619
<b>TOTAL OPERATING</b>	<b>897,421</b>	<b>902,719</b>	<b>1,269</b>	<b>914,325</b>	<b>101.3%</b>	<b>(11,606)</b>
<b>TOTAL REVENUES</b>	<b>\$897,421</b>	<b>\$902,719</b>	<b>\$1,269</b>	<b>\$914,325</b>	<b>101.3%</b>	<b>(\$11,606)</b>
<b>EXPENDITURES</b>						
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
<b>OPERATING EXPENDITURES</b>	<b>884,200</b>	<b>881,325</b>	<b>0</b>	<b>878,825</b>	<b>99.7%</b>	<b>2,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$884,200</b>	<b>\$881,325</b>	<b>\$0</b>	<b>\$878,825</b>	<b>99.7%</b>	<b>\$2,500</b>
REVENUE OVER/(UNDER) EXPENDITURES	13,221	21,394	1,269	35,500		

**City of Piney Point Village**  
**Monthly Tax Office Report**  
**November 30, 2025**

Prepared by: J Matelske, Tax Assessor/Collector

A. Current Taxable Value     \$    3,442,677,404

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	311,436.81	217,725.26	529,162.07
Adjusted Levy	8,783,647.26	8,131,488.19	16,915,135.45
Less Collections Y-T-D	324,391.56	7,990,086.81	8,314,478.37
Receivable Balance	<u>\$ 8,459,255.70</u>	<u>\$ 141,401.38</u>	<u>\$ 8,600,657.08</u>

C. COLLECTION RECAP:

Current Month:	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Base Tax	\$ 315,559.57	\$ 1,625.37	\$ 317,184.94
Penalty & Interest	-	1,016.27	1,016.27
Attorney Fees	-	1,171.13	1,171.13
Other Fees	-	-	-
Total Collections	<u>\$ 315,559.57</u>	<u>\$ 3,812.77</u>	<u>\$ 319,372.34</u>

Year-To-Date:	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Base Tax:	\$ 324,391.56	\$ 7,990,086.81	\$ 8,314,478.37
Penalty & Interest	-	85,233.57	85,233.57
Attorney Fees	-	13,648.85	13,648.85
Other Fees	-	332.60	332.60
Total Collections	<u>\$ 324,391.56</u>	<u>\$ 8,089,301.83</u>	<u>\$ 8,413,693.39</u>

Percent of Adjusted Levy	<u>3.69%</u>	<u>95.79%</u>
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**City of Piney Point Village**  
**Tax A/R Summary by Year**  
**November 30, 2025**

YEAR	BEGINNING BALANCE AS OF 12/31/2024	ADJUSTMENTS	COLLECTIONS	ENDING BALANCE AS OF 11/30/2025
2024	\$ 7,743,622.72	\$ 232,318.89	\$ 7,924,795.44	\$ 51,146.17
23	36,127.12	(7,440.46)	5,287.54	\$ 23,399.12
22	26,920.69	(3,569.69)	764.91	\$ 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	(195.90)	8,166.65	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>\$ 217,725.26</u>	<u>\$ 7,990,086.81</u>	<u>\$ 141,401.38</u>