

MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY, JUNE 23, 2025, AT 6:00 P.M. AT 7660 WOODWAY DR. SUITE 460, HOUSTON, TEXAS.

Councilmembers Present: Aliza Dutt, Michael Herminghaus, Henry Kollenberg, Joel Bender, Margaret Rohde (ZOOM), and Jonathan Curth.

City Representatives Present: Bobby Pennington, City Administrator; David Olson, City Attorney; Ray Schultz, Police Chief; Howard Miller, Chief; Gracie Moylan and John Peterson, City Engineering; and Annette Arriaga, Development Services Director.

Call To Order

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

Pledge of Allegiance

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

Citizens Wishing to Address Council

- Jonathan Williams proposed several potential enhancements for the courtyard at the Saint Francis campus facility. The planned improvements will involve removing more hardscape than is being added, and will feature updated irrigation, planting, and paving. There will be no significant changes to the use of the courtyard. Annette stated that they will go through the Special Use Permit (SUP) process.
- Kathryn Smyser (Wickwood) and Paula Tosh (Meadowick) to hear the status and options on tree root-ball removal.

Agenda Items

- 1. Administer the remaining oath of office for City Council Alderman Position 5.**
 - Jonathan C. Curth, who occupies Position 5 as uncontested, was absent from the regular May meeting and was sworn in by the City Secretary immediately prior to the proceedings.
- 2. Consideration and possible action on approval of the Council Meeting Minutes held on May 27, 2025.**
 - Councilmember Herminghaus proposed approving the minutes of the Council Meeting on April 28, 2025. Bender seconded the motion and carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.
NAYS: None.
- 3. Consideration and possible action regarding the Memorial Villages Police Department: a) Update on activities.**
 - Chief Schultz delivered the activity report. In May 2025, MVPD recorded 1,578 calls and incidents, including 948 House Watch checks and 718 traffic stops, resulting in 758 citations for 1,197 violations. There were 70 police reports, with one classified as an assault, six classified as property crimes (2 vehicle burglaries). Personnel expenses totaled \$2.46 million, and operating expenses were \$ 480K, leading to M&O expenditures of \$2.94 million.

4. Consideration and possible action regarding the Village Fire Department: a) Update on activities; b) VFD Budget; c) Proposed Amendments to the Village Fire Department By-laws; d) VFD Commission Packet.

- Chief Miller presented the activity report, noting that Piney Point has had 139 incidents reported so far this year, with 25 in May. The average response time in the area is 5 minutes and 21 seconds. Key incidents include 29 fire alarms at churches or schools.
- The final budget for the VFD fiscal year 2026 has been presented, totaling \$10,962,801. Out of this total, \$10,587,801 is allocated for assessments to the member cities. Additionally, it is understood that the cumulative contribution of \$375,000 from EMS revenue will be retained by the Department to help meet the overall budget requirements. The assessment for Piney Point Village totals \$2,223,438, which represents a 21% share of the department's total contribution requirement.
- Councilmember Bender moved to approve the VFD budget for fiscal year 2026. Kollenberg seconded the motion, and the action carried as follows:
AYES: Herminghaus, Kollenberg, Rohde, and Curth.
NAYS: None.
- Proposed changes to the Village Fire Department By-Laws include updating the Chair rotation date, simplifying officer duties, and revising notice procedures. A two-thirds majority vote is needed for approval by the Commission. The changes are under discussion, and the commission will vote on its own bylaw changes without further action from the Council.

5. Consideration and possible action on City Engineering: a) Meadowick Drive Bayou Drainage - Tree Roots; b) City-Wide Point Repairs Project; c) Blalock Storm Sewer Point Repairs; d) Chapelwood Court Drainage Improvements; e) Shadow Way Drainage Improvements Project.; f) PPV Windermere 24 Inch Outfall Repair Project; g) Engineers Report.

- Regarding Meadowick Drive Bayou Drainage Tree Roots, HDR received feedback on the two tree root balls behind 1122 Meadowick Drive. The Harris County Flood Control District decided not to remove them due to erosion prevention. Lone Star Tree Removal also recommended against a complete removal due to concerns about erosion. **Action (1):** Councilmember Bender proposed retaining the tree root balls in their current locations while removing the surrounding brush and excess roots, with a quoted cost of \$3,000. Councilmember Curth seconded the motion with the following results:
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.
NAYS: None.
- Regarding the City-Wide Point Repairs Project, HDR received four quotes, with J. Rivas Construction submitting the lowest bid of \$32,950. Herminghaus concurred and suggested exploring agreements with the contractor for private street repairs outside the city's responsibilities. HDR and Olson will gather information from J. Rivas to assess this option. Kollenberg expressed concerns about the bid price and the scope of repairs, and there was discussion on possibly eliminating less critical line-item repairs that are more aesthetic than necessary. **Action (2):** Councilmember Herminghaus proposed to approve the city-wide point repairs quote, subject to an agreement on public and private streets, and the removal of the Robbins Drive line item. Councilmember Bender seconded the motion, resulting in the following outcome:
AYES: Herminghaus, Bender, Rohde, and Curth.

NAYS: Kollenberg.

- Regarding Blalock Storm Sewer Point Repairs, the council agrees to seek quotes for repairs.
- Regarding Chapelwood Court Drainage Improvements, the council agreed to initiate a formal bid process.
- Due to the costs exceeding expectations for the Shadow Way Drainage Improvements Project, no formal action was taken.
- HDR has submitted a proposal for engineering services regarding the repair of the 24-inch outfall at PPV Windermere. This project is critical, as it aims to address a deteriorating drainage system that is eroding into Buffalo Bayou, creating a risk to nearby properties. HDR will oversee the design, bidding, and construction management phases, while also collaborating with local authorities and property owners throughout the process. The scope of work includes realigning the storm sewer, stabilizing the banks, and removing trees. The estimated cost for construction is \$1.2 million, bringing the total project budget, including engineering services, to \$1,384,000. **Action (3)**: Councilmember Bender proposed to approve the proposal for engineering services on the PPV Windermere 24 Inch Outfall Repair. Councilmember Kollenberg seconded the motion, resulting in the following outcome with Curth absent:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

- HDR responded to additional inquiries and shared details about the projects outlined in the monthly report.

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

- The mayor discussed the positive meeting on emergency preparedness with the County.

7. Consideration and possible action regarding the City Administrator's Monthly Report, including a) Financial Related Items; b) Updates regarding SUP, including status information or discussion of Ecclesia and Kinkaid; c) Discussion and action on the emergency response plan outlined in the revised Village Fire Department's Mayor's Emergency Management Guide and in the Piney Point Village Emergency Management Manual d) Discussion and action on the initial budget development for the upcoming Piney Point Village fiscal year 2026 budget.

- The May 2025 financial report for Piney Point Village shows strong revenues of \$8.52 million, a 9.8% increase. Property taxes make up 83.1% of revenues, while expenditures total \$4.08 million. Current revenues exceed expenditure by \$4.44 million, but the year-end fund balance may decline due to upcoming projects. The Debt Service Fund revenue also remains solid at 99% of the budget.
- The Council briefly discussed the clarification on the Kinkaid payments as outlined in the packet.
- Councilmember Herminghaus moved to approve the TCO to Renaudin Builders LLC. for \$25,000. and BrooksWatson & Co. PLLC for \$12,592.13. Bender seconded the motion, and the action carried with the following results:

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

NAYS: None.

8. Consideration and possible action on a resolution (RES. 2025.06) to approve a contract renewal with DRC Emergency Services for disaster debris clearance removal.

- Councilmember Bender moved to approve resolution (RES. 2025.06) to approve a contract renewal with DRC Emergency Services for disaster debris clearance removal. Herminghaus seconded the motion, and the action carried with the following results:

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

NAYS: None.

9. Consideration and possible action on a proposal with SAFEbuilt Texas LLC for inspection and development review services.

- The Council has expressed its support for the overall agreement as a supplemental service; however, it has requested a thorough legal review of the contract. Furthermore, the Council has directed the staff to revise and resubmit the contract with the agreed-upon modifications by August.

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

- The Beautification Meeting is scheduled for July 14.
- The Engineering Meeting has been rescheduled to June 16.
- The Regular Council Meeting that was planned for July will be canceled due to the lack of a sufficient quorum. The items originally scheduled for the July agenda will be deferred until August. The budget workshop will be submitted for individual review by the council.

Executive Session

11. The City Council will now hold a closed executive meeting pursuant to the provisions of Chapter 551, Texas Government Code, in accordance with the authority contained in: Section 551.071, Legal Consultation - The City Council shall convene in a closed session as authorized under Section 551.071 of the Texas Government Code, to obtain confidential legal counsel from the City Attorney concerning matters that fall within the attorney-client privilege.

- The council did not hold or request a closed executive session.

12. Consideration and possible action on items discussed in the Executive Session.

- The council did not conduct a closed executive session; therefore, there are no actions or considerations to report.

Workshop

A. Discussion of the Kinkaid School Partnership on the San Felipe Esplanade and Intersection Improvements, and Its Integration into the Beautification Committee's Strategic Development Plan.

- A joint beautification plan for the esplanades was proposed, and a general design was presented for discussion.
- The Council discussed the Kinkaid School Road intersection alignment, including the potential addition of a double left-turn lane. An updated traffic study is anticipated, and HDR will review it to assess the necessity of further left-turn modifications.
- Curth has requested that we communicate with Kinkaid to seek their collaboration with the County on behalf of the city. The objective of this collaboration is to explicitly define the

responsibilities associated with the roadway as a Harris County roadway and to confirm that the City shall not be held liable for any areas within this designated right-of-way.

B. Discuss the emergency response plan outlined in the revised Village Fire Department's Mayor's Emergency Management Guide and in the Piney Point Village Emergency Management Manual.

- The emergency response plan was presented to the council as the revised Village Fire Department's Mayor's Emergency Management Guide and in the Piney Point Village Emergency Management Manual.

C. Discuss the initial budget development for the upcoming Piney Point Village fiscal year 2026 budget.

- The council was informed that the initial budget development process for Piney Point Village's fiscal year 2026 is currently in progress. The proposed budget is expected to be presented to the council in July. Council members will have the opportunity to provide comments and suggest revisions to the staff before the submission of a revised version in August.

Adjournment

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Rohde.
- Mayor Dutt adjourned the meeting at 8:14 p.m.