

MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING, PUBLIC HEARING, AND WORKSHOP ON THURSDAY, SEPTEMBER 25, 2025, AT 6:00 P.M. AT 11202 SMITHDALE RD, PINEY POINT VILLAGE, TEXAS.

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

Councilmembers Absent: Jonathan C. Curth, Council Position 5.

City Representatives Present: Bobby Pennington, City Administrator; Jim Huguenard, Police Commissioner; Ray Schultz, Police Chief; Bliar Cerny, Police Detective; Dan Ramey, Fire Commissioner; Howard Miller, Fire Chief; Brian Croft, Fire Marshall; Gracie Moylan and John Peterson, City Engineering.

Call To Order

At 6:01 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

- No general public comments were received.

→ The council agreed to prioritize the Police, Fire, and Engineering Reports before the public hearings, beginning with Item #7.

7. Consideration and possible action regarding the Memorial Villages Police Department.

- Chief Schultz presented the August 2025 activity report. Chief clarified data regarding response time. No further action was taken.

8. Consideration and possible action regarding the Village Fire Department.

- Howard Miller and Dan Ramey presented the activity report for August 2025. During the meeting, it was announced that Brian Croft has been appointed as the new Fire Chief by the Fire Commission, effective on the date of Chief Miller's retirement. The council expressed gratitude to Miller for over 40 years of dedicated service.
- Croft addressed the council in his capacity as the incoming Fire Chief, and the council congratulated him on his new appointment.
- The Council deliberated on the possibility of receiving the fire report as a separate electronic document, given the schedule of its posting.
- No further action was taken.

9. Consideration and possible action on City Engineering, including: (a) approval of the updated HDR Engineering proposal for the Chuckanut project, incorporating revised contract language explicitly stating the "Terms and Conditions" as required by HDR's new internal processes, and (b) the Engineers Report.

- **Action:** Councilmember Kollenberg moved to approve the updated HDR Engineering proposal for the Chuckanut project as presented. Councilmember Bender seconded, and the action carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

- HDR submitted the Engineering Report for August 2025, which highlighted the necessity for additional quantities due to an unforeseen requirement for a junction box at the Blalock Point Repairs. The Council agreed to authorize the administrator to approve the additional cost of \$4,352. Additionally, the city will schedule a meeting with Kinkaid School regarding the intersection improvements.
- Gracie Moylan provided a presentation on the proposed improvements for Piney Point Road and subsequently transitioned to the considerations outlined in Item #10. The discussion included several improvements to the road, with a focus on enhancing both safety and aesthetics. A variety of enhancements to the road were thoughtfully discussed, with particular attention given to both safety improvements and aesthetic considerations.

➔ **Troop 641 received the council recognition for their attendance. The council moved to Item #11, followed by Item #10, before returning to the original order of business.**

11. Consideration and possible action to approve a Joint Participation Interlocal Agreement between Harris County and the City of Piney Point Village for improvements to the pavement along Memorial Drive from Greenbay Street to San Felipe Street, and to authorize all necessary documents.

- a. **Action:** Councilmember Kollenberg moved to approve the Joint Participation Interlocal Agreement for pavement improvements along Memorial Drive from Greenbay Street to San Felipe Street and to authorize the necessary documents with minor revisions prescribed by the council. Councilmember Bender seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.

10. Consideration and possible action regarding the procurement of a qualified landscape architect in relation to the Beautification Committee's Strategic Development Plan and traffic safety enhancements to the corridor.

- a. Council was informed that the administration is considering hiring a landscape architect through our current engineering contract with HDR.
- b. No further formal action was taken.

A. PUBLIC HEARING: Public Hearing to approve an ordinance adopting the fiscal year 2026 Proposed Budget.

- Mayor Dutt opened the public hearing at 6:54 PM.
- No public comments were received.
- Mayor Dutt closed the public hearing at 6:54 PM.

B. PUBLIC HEARING: Public Hearing to approve an ordinance adopting the 2025 Proposed Property Tax Rate.

- Mayor Dutt opened the public hearing at 6:54 PM.
- No public comments were received.
- Mayor Dutt closed the public hearing at 6:55 PM.

1. Consideration and possible action on approval of the Council Meeting Minutes held on August 25, 2025.

- It was clarified that Kollenberg formally seconded the motion put forth by Bender concerning Item #11 of the August meeting minutes.

- **Action:** Councilmember Bender moved to approve the August 25, 2025, minutes, with the clarification noted. Councilmember Herminghaus seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.
- 2. **Consideration and possible action of an ordinance (ORD 2025.09) as acceptance of the Harris Central Appraisal District 2025 Certified Appraisal Roll for Piney Point Village.**
 - **Action:** Councilmember Herminghaus moved to approve an ordinance 2025.09 as acceptance of the Harris Central Appraisal District 2025 Certified Appraisal Roll for Piney Point Village. Councilmember Bender seconded, and the action carried with the following results:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.
- 3. **Consideration and possible action on an ordinance (ORD 2025.09-A) adopting the 2026 Budget for the City of Piney Point Village [must be a record vote to adopt].**
 - Discussion was raised on the removal of the alarm fee and drafting a letter to notify the citizens of the change.
 - **Action:** Councilmember Herminghaus motioned to approve ordinance 2025.09-A adopting the 2026 Budget for the City of Piney Point Village. Councilmember Bender seconded, and the action carried with the following record vote:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.
Non-Casting: Dutt.
Absent: Curth.
- 4. **Consideration and possible action setting the Debt Service Tax Rate of \$0.009310 per \$100 of assessed valuation of all taxable property within the city's corporate limits for Tax Year 2025.**
 - **Action:** Councilmember Kollenberg motioned to set the Debt Service Tax Rate of \$0.009310 per \$100 of assessed valuation of all taxable property within the city's corporate limits for Tax Year 2025. Councilmember Bender seconded, and the action carried with the following record vote:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.
Non-Casting: Dutt.
Absent: Curth.
- 5. **Consideration and possible action on setting the Maintenance and Operations Tax Rate of \$0.245830 per \$100 of assessed valuation of all taxable property within the city's corporate limits for the tax year 2025.**
 - **Action:** Councilmember Bender motioned to set the Maintenance and Operations Tax Rate of \$0.245830 per \$100 of assessed valuation of all taxable property within the city's corporate limits for the tax year 2025. Councilmember Rohde seconded, and the action carried with the following record vote:
AYES: Herminghaus, Kollenberg, Bender, and Rohde.
NAYS: None.
Non-Casting: Dutt.
Absent: Curth.
- 6. **Consideration and possible action on the maintenance and operations component of the tax rate, action on the debt service component of the tax rate, and action on an ordinance (ORD 2025.09-B)**

concerning the combined 2025 Tax Rate. [Law requires a vote to ratify the property tax reflected in the budget.]

- **Action:** Councilmember Bender motioned to set on the maintenance and operations component of the tax rate, action on the debt service component of the tax rate, and action on an ordinance (ORD 2025.09-B) concerning the combined 2025 Tax Rate stating the state legal requirement that “the property tax be increased by the adoption of a tax rate of \$0.255140, which is effectively a 1.87 percent increase in the property tax rate.” Councilmember Kollenberg seconded, and the action carried with the following ratified record:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

Non-Casting: Dutt.

Absent: Curth.

➔ **At 7:12 PM, the council moved on to Item #12.**

12. Consideration and possible action to request that the Planning and Zoning Commission review the ordinances regarding swimming pool and decking permits, specifically to establish elevation standards that mitigate stormwater runoff.

- **Action:** Councilmember Bender moved to request that the Planning and Zoning Commission review the ordinances regarding swimming pool and decking permits, specifically to establish elevation standards that mitigate stormwater runoff. Councilmember Rohde seconded, and the action carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

13. Consideration and possible action regarding Approval of Interlocal Agreement for Cyber Liability and Data Breach Response Coverage.

- The Council asked general questions concerning cost and plan coverage.
- **Action:** Councilmember Bender moved to approve the Interlocal Agreement for Cyber Liability and Data Breach Response Coverage, subject to legal review of the agreement. Councilmember Rohde seconded, and the action carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

14. Consideration and possible action regarding the Mayor’s Monthly Report.

- The mayor reminded the council of the October 7 National Night Out.
- The mayor announced that the city will provide appreciation dinners for both police and fire in October.
- No action was taken.

15. Consideration and possible action regarding the City Administrator's Monthly Report, including (a) Financial Related Items (Financial Report for August 2025, Property Tax Report, Disbursements greater than \$10,000), and (b) GFL CPI Rate Modification

- The City Administrator presented the financial reports, including the disbursements over \$10,000.
- The ratification of the GFL CPI modification has been postponed for a review of the charges.
- **Action (1):** Councilmember Bender moved to approve disbursements of On Par \$208,077.75, for Chuckanut Drainage #2 and Harris County for Memorial Drive traffic signals rebuild at \$473,854.20. Rohde seconded, and the action carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

16. Consideration and possible action regarding a Resolution (RES 2025.9-C) to execute settlement release documents with Purdue Direct Settlement as an additional settling party within the national opioid settlement participation previously authorized.

- Staff stated that the dollar amount is unknown; however, the city received roughly \$8,000 on the last settlement.
- **Action (1)**: Councilmember Kollenberg moved to approve Resolution 2025.9-C to execute settlement release documents with Purdue Direct Settlement as an additional settling party within the national opioid settlement participation previously authorized. Rohde seconded, and the action carried with the following results:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: None.

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

- The council discussed the recent legislative changes regarding posting requirements for cities. They evaluated the challenges that could impact efficiency and explored how to manage information promptly under the new regulations.
- The council discussed the creation of a list of new state laws that took effect in September.
- The council plans to schedule further discussion with Kinkaid regarding the recent updates to the traffic study.
- The Council discussed the upcoming meetings and key dates, confirming the schedule as presented.

Adjournment

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Rohde.
- Mayor Dutt adjourned the meeting at 7:43 p.m.