

**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.