

**MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY, DECEMBER 15, 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.

**City Representatives Present:**

Robert Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, 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.

**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.

**PUBLIC HEARING**

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

- The Mayor opened the public hearing.
- No public comments were received.
- The Mayor officially closed the public hearing at 6:02 PM.

**NEW BUSINESS**

**1. Consideration and possible action on approval of the Council Meeting Minutes held on November 17, 2025.**

- **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 November 2025 activity report.
- No formal action taken.

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

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

**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.**

- HDR Engineering presented a comprehensive proposal for improvements to South Piney Point Road, including design, bidding, construction management, surveying, geotechnical services, landscape architecture, and part-time construction observation. The total estimated project cost is \$2,337,465.00, consisting of \$537,465.00 in engineering and professional services and an estimated \$1,800,000.00 in construction costs. Proposed improvements include ADA curb ramp replacement at Memorial Drive, roadway widening with rumble strips, guardrail extensions with aesthetic enhancements, bridge expansion joint repairs and reflectors, asphalt reclamation with new striping, and phased landscaping and irrigation improvements, as well as a review and update of the City's Beautification and Landscape Design Manual.
- The Council reviewed the proposal and its associated cost components and discussed the importance of resident outreach should the project advance. Outreach efforts discussed included a public presentation, a resident mailer, and a public meeting outlining the scope and estimated costs of the major improvements within the comprehensive project. The Council also discussed the need for staff to explore potential funding options. Additional discussion focused on the project's merits related to roadway safety and the clear delineation of jurisdiction between the City of Houston and Piney Point Village, including the role of infrastructure and design in reinforcing community identity and supporting public safety objectives. The City Administrator recommended that funding options be presented as part of the plan, given the extent of the project costs, with clearly defined funding parameters for resident consideration.
- HDR presented the remaining items from the Engineering Report, including an update on the Kinkaid Traffic Study and the Windermere Outfall.
- No formal actions were taken.

**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.**

- Council discussed the proposed amendments and referral process, including the requirement for a public hearing.
- Council discussed the options regarding the TCO process and its permissibility. They would like more data on the TCO request. Additionally, a majority of the

Council supported increasing the fee from the proposed \$2,500 to \$5,000 to cover administrative costs and restricting the use of TCOs to extreme cases.

- **Action:** Councilmember Bender moved to refer the proposed amendments to the Planning & Zoning Commission with the recommendation to raise the deposit to \$30,000 with the addition of a processing fee of \$5,000. Councilmember Rohde seconded. Motion carried:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: Curth.

**6. Consideration and Possible Action to adopt an Ordinance (ORD 2025.12) approving the updated Permit Fee Schedule (Effective January 1, 2026).**

- Staff presented the updated fee schedule and responded to Council questions.
- Councilmember Curth noted that some peer cities have modernized their permit processes and stated that fee increases should be considered in that context. He acknowledged the staff's analysis of the proposed fee structure.
- **Action:** Councilmember Kollenberg moved to refer the proposed amendments to the Planning & Zoning Commission. Councilmember Bender seconded. Motion carried:

AYES: Herminghaus, Kollenberg, Bender, and Rohde.

NAYS: Curth.

**7. Consideration and possible action on the 2026 Holiday Schedule (RES 2025.12-A).**

- The number of holidays and floating holidays was discussed.
- **Action:** Councilmember Kollenberg moved to adopt Resolution 2025.12-A. Councilmember Bender seconded. Motion carried:

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

ABSTAIN: Herminghaus (based on the number of holidays).

**8. Consideration and possible action on an Ordinance (ORD 2025.12-B) approving the 2026 City Council Meeting Schedule.**

- Council asked to add an extra April 29<sup>th</sup> meeting as the primary for April.
- **Action:** Councilmember Herminghaus moved to adopt Ordinance 2025.12-B with the proposed change to April, as discussed. Councilmember Bender seconded. Motion carried:

AYES: Herminghaus, Kollenberg, Bender, Rohde, Curth

NAYS: None

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

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

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

- The City Administrator presented the monthly report, including financial items and operational updates.
- Herminghaus provided an update on the proposed private paving on Raintree Circle.
- Admin reported ongoing negotiations to reassess the proposed mosquito control rate, noting that the contractor's estimated spray time for Piney Point Village appears disproportionate compared to similar cities. Cypress Creek will re-drive the route to verify actual service time, and staff have requested revised pricing using a consistent methodology. Staff advised that, absent acceptable revisions, the City may issue a 30-day termination notice and evaluate alternative providers or service approaches. Staff will report back with updated terms or recommendations.
- The Administration recommended ratifying the renewal of the Interlocal Agreement with Harris County under the same terms as the prior year, including a per-diem rate of \$102.00 per prisoner per day for the period January 31, 2025, through January 30, 2026, and authorizing submission of required documentation.
- Staff reported that discussions with Spring Branch ISD confirmed continuation of the Joint Election Agreement under the same terms as the prior year. SBISD will continue to use Piney Point Village as an early voting site annually. Both entities plan to call their elections in January, and staff will return with the agreement for Council approval following SBISD Board action.
- **Action:** Upon motion by Bender, seconded by Herminghaus, the Council approved a disbursement exceeding \$10,000 to Experts Underground Solutions in the amount of \$61,805.83 for Payment Estimate #2 related to the Chapelwood Drainage project. Additionally, the Council ratified the contract for jail services with Harris County under the same terms as the previous year. The motion carried:  
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.  
NAYS: None.

#### **11. Executive Session – Legal Consultation / Real Property / Personnel Matters**

- The Council entered an executive session, which was held at 8:02 p.m. to discuss legal, real property, and personnel matters.

#### **12. Reconvene into Regular Session**

- Council reconvened at 9:24 p.m.
- **Action:** Councilmember Bender moved to authorize the City Administrator to implement the annual and year-end salary adjustments for all City employees, including the City Administrator, as discussed and agreed to by Council in Executive Session. Councilmember Herminghaus seconded. The motion carried:  
AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth.  
NAYS: None.

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

- Council reviewed upcoming dates, including Beautification (January 12), Engineering (January 14), and Regular Council Meeting (January 26).
- No formal action taken.

**ADJOURNMENT**

- Councilmember Bender moved to adjourn; Councilmember Herminghaus seconded.
- Mayor Dutt adjourned the meeting at 9:25 p.m.