

MINUTES

CITY OF PINEY POINT VILLAGE

PUBLIC HEARING AND REGULAR COUNCIL MEETING

February 23, 2026 | 6:00 P.M.

City Hall – 7660 Woodway Drive, Suite 460, Houston, Texas

Councilmembers Present:

Mayor Aliza Dutt; Michael Herminghaus (Position 1); Henry Kollenberg (Position 2); Joel Bender (Position 3 / Mayor Pro Tem); Margaret Rohde (Position 4); Jonathan C. Curth (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; Dan Ramey, VFD Commissioner; Brian Croft, VFD Fire Chief; Keith Guillory, VFD Fire Marshal; Gracie Moylan and John Peterson, City Engineering; Annette Arriaga, Development Services Director; and Gerson Quevedo, Development Manager.

Call to Order

Mayor Dutt called the meeting to order at 6:01 p.m., noting a quorum was present.

Pledge of Allegiance

The Pledge of Allegiance was led by the Council.

Citizens Wishing to Address Council

- Brian Thompson spoke regarding potential modifications to the Temporary Certificate of Occupancy (TCO).
- Don Jones spoke regarding potential modifications to the Temporary Certificate of Occupancy (TCO).
- Donna Freedman expressed her opinions on permit enforcement.

PUBLIC HEARING

- A. Public hearing to receive public comment regarding proposed amendments to Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy, as recommended by the Planning & Zoning Commission.
 - The mayor commenced the public hearing at 6:12 p.m.
 - Brian Thompson advocated for the necessity of the Temporary Certificates of Occupancy. He emphasized that developers require additional time to complete the necessary minor modifications, including landscaping adjustments and the final review of drainage.

- Don Jones has expressed his opposition to the continued use of a TCO, noting that the proposed revisions increase complexity and impose an additional burden on staff.
- The mayor closed the public hearing at 6:21 p.m.

NEW BUSINESS

1. Consideration and possible action on approval of the Council Meeting Minutes held on January 26, 2026.
 - Motion: Herminghaus moved to approve the minutes, with minor informative additions to the document as presented. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.

2. Consideration and possible action regarding the Memorial Villages Police Department.
 - Chief Schultz presented the January 2026 activity report.
 - The Council received an update concerning the proposed renewal rates and options for medical insurance currently under consideration by the Police Commission. A special meeting of the Police Commission is scheduled for February 25, 2026, during which the Commission will deliberate and take action on a Request for Proposals (RFP) related to medical insurance.
 - The Council reviewed budget amendments for FY2025. The year-end amendment adjusts appropriations by \$44,000, offset by a reduction in the Small Equipment Line Item. The Auto Replacement Fund will increase by \$25,000, funded by the MVPD Auto Replacement fund balance, with no additional revenue from Piney Point needed.
 - The 2025 Racial Profiling Report was submitted for approval and reflects no pattern of race-based traffic stops, arrests, searches, or citations by the Memorial Villages Police Department.
 - Both the Amendment and the Racial Profile Report were combined into one motion for consideration.
 - Motion: Bender moved to approve the 2025 Annual Racial Profiling Report and the 2025 MVPD budget amendments as presented. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.
 - Council reviewed the purchase of a Speed-Alert 24 Radar Message Sign and trailer from All Traffic Solutions for \$17,999.44.
 - Motion: Rohde moved to approve the purchase of a Speed-Alert 24 Radar Message Sign as presented. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.

3. Consideration and possible action regarding the Village Fire Department.
 - Chief Croft provided the January 2026 activity update.

- Croft addressed inquiries regarding the budget amendment, which included the purchase of a blocker/traffic control device and a 14-foot rescue boat. The total budget amendment of \$85,000.00 will be funded by the 2025 Village Fire Department budget surplus in an amount not to exceed \$85,000. These purchases will be funded from the Capital Replacement Fund, which will then be reimbursed from the 2025 surplus.
 - Motion: Rohde moved to approve the VFD Budget Amendment 2026-01 as presented. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.
 - Ramey provided further insights concerning the proposed blocker truck and emphasized the positive outlook for the budget of 2027. Additionally, it was noted that the 2024 audit has been concluded, and the council has requested a brief presentation on this matter.
 - Keith Guillory was introduced as the new VFD Fire Marshal.
 - No other action was taken.
4. Consideration and possible action on City Engineering.
- Engineering requests approval for \$2,990.00 in resident reimbursements related to the Chuckanut Drainage and Paving Improvements Project and seeks authorization for the project's final reconciliation and closeout.
 - HDR explained the additional work of \$6,000 required to complete the Chapelwood Project contract.
 - HDR inspected pavement cracking on Williamsburg on February 9, 2026, near a previous MVWA waterline repair. The damage appears consistent with heavy equipment loading during the October 2025 work. HDR recommends a full-depth pavement repair estimated at \$13,500. At the Council's direction, the Memorial Villages Water Authority is to cover the repair cost directly.
 - HDR continues coordinating with Harris County on the Memorial Drive Traffic Signals Project, including decorative poles and ILSN street sign revisions. The City has also explored signal technology enhancements with CityLinx/Ace Traffic Engineering. Council requested HDR identify and evaluate additional service providers before proceeding with the proposed \$200/hour consulting engagement.
 - HDR reported that the Kinkaid traffic study has been completed and submitted to The Kinkaid School for review. Once Kinkaid has reviewed the findings and provided feedback, HDR will coordinate with the City on any recommended next steps or potential traffic improvements related to the study.
 - HDR is coordinating with Harris County to identify locations along Memorial Drive requiring base repairs. As the project is managed by Harris County, HDR is providing input and direction on the areas needing repair so they can be addressed by the County and contractor as part of the roadway rehabilitation work.

- HDR is conducting a site visit with Lone Star regarding the removal of remaining downed trees on S. Piney Point.
 - The council discussed engineering projects requiring action:
 - Motion: Bender moved to approve \$2,990.00 in resident reimbursements for the Chuckanut Drainage and Paving Improvements Project as final project closeout, and allow HDR to bill \$6,000 from the Chapelwood Project contract for additional construction-phase services. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.
5. Discussion and possible action regarding an ordinance (ORD 2026.02) revising the Temporary Certificate of Occupancy provisions of Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas.
- Council reviewed the Planning & Zoning Commission’s recommendations regarding amendments to the Temporary Certificate of Occupancy (TCO) ordinance. The revisions address TCO timelines, deposits, fees, and procedures when projects remain incomplete.
 - Council discussed the merits of subsections “I” and “J,” including options related to extended temporary occupancy and pausing the TCO timeline while applicants are awaiting City inspections or approvals.
 - Motion (1): Curth proposed amending item “F” from 45 days to 60 days, eliminating item “I,” and keeping the remaining revisions as proposed. The motion did not receive a second and therefore died.
 - Motion (2): Herminghaus proposed eliminating item “I” and retaining item “J.” Curth seconded.
 - Vote: AYES: Herminghaus, Bender, Rohde, and Curth | NAYS: Kollenberg (4-1).
 - Action: Motion approved. The ordinance (ORD 2026.02) was adopted.
 - The ordinance amends Section 74-176 to allow a Temporary Certificate of Occupancy once interior inspections are complete, and the structure is safe to occupy while exterior work remains. The revisions increase the deposit to \$30,000, establish a \$5,000 non-refundable application fee, require certification that a final certificate of occupancy will be obtained within 45 days, and allow up to two 30-day extensions for extraordinary circumstances. Section “J” clarifies that the TCO timeline pauses while applicants are awaiting City inspections or approvals.
6. Consideration and possible action to approve a resolution (RES 2026.02-A) to waive and release an aged municipal lien for 11322 Coloma Lane.
- Motion: Kollenberg moved to approve the resolution waiving the aged municipal lien for 11322 Coloma Lane and authorize the City Administrator to finalize the release. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.

- Action: Motion approved.
7. Discussion and possible action regarding the online electronic permit submission process for Development Services, including the Generator Permit Process workflow.
 - Annette and Gerson presented to the council and addressed their questions.
 - The council recommended implementing minimum security measures to prevent malicious intent.
 - No formal action was taken.
 8. Consideration and possible action regarding the Mayor's Report.
 - Mayor Dutt gave a debriefing on the Memorial Drive Paving Project Kickoff and Rodeo Run.
 9. Consideration and possible action regarding the City Administrator's Monthly Report, including the (a) Financial Report – January 2026, Property Tax Report, Disbursements greater than \$10,000; (b) Request for reimbursement of temporary certificate of occupancy; (c) Urban Forester Contract; (d) METRO Bus Stop Improvements; (e) Memorial Drive Asphalt Rehabilitation.
 - The City Administrator presented items included in the monthly report.
 - Council requested staff reach out to METRO regarding the bus stop improvements along Memorial Drive.
 - Herminghaus requested clarification on the Property Tax Report and how it differs from the City Financial Report.
 - Council expressed appreciation for Cary Moran during the discussion of the forester contract.
 - Motion: Bender moved to approve the Urban Forester Contract as presented. Rohde seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Urban Forester Contract approved as presented.
 - Council discussed the Temporary Certificate of Occupancy reimbursement requests. Staff recommended denying the \$25,000 deposit refund for 245 Merrie Way Lane due to completion occurring beyond the agreed TCO deadline, consistent with the original security terms. Staff recommended approving the \$25,000 refund for 601 Grecian Way Lane, as all conditions were satisfied within the required timeframe.
 - Motion: Bender moved to approve the \$25,000 refund for 601 Grecian Way Lane and deny the request for 245 Merrie Way Lane. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Refund approved for 601 Grecian Way Lane; refund denied for 245 Merrie Way Lane.
 - No further action was taken.

10. Executive Session – Legal Consultation and Deliberation Regarding Real Property

- Council convened into Executive Session at 8:57 p.m.
- Council reconvened into Open Session at 9:05 p.m.
- No formal action was taken following the Executive Session.


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

- Council reviewed upcoming meetings and dates and generally agreed to postpone the Engineering Committee meeting until April.
- The next Regular Council Meeting is scheduled for March 23.
- No formal action taken.

ADJOURNMENT

- Councilmember Bender moved to adjourn; Councilmember Herminghaus seconded.
- Mayor Dutt adjourned the meeting at 9:07 p.m.

PASSED AND APPROVED on the **23rd** day of **March** 2026.



Aliza Dutt

Mayor



Robert Pennington

City Administrator / Authorized City Secretary

