

MINUTES

CITY OF PINEY POINT VILLAGE

REGULAR COUNCIL MEETING

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

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

Councilmembers Present:

Mayor Aliza Dutt; Henry Kollenberg (Position 2); Joel Bender (Position 3 / Mayor Pro Tem); Margaret Rohde (Position 4); Jonathan C. Curth (Position 5).

Councilmembers Absent: Michael Herminghaus (Position 1).

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; Gracie Moylan and John Peterson, City Engineering.

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

- Mr. Xi, who lives at 12 Windermere Lane, spoke to the city regarding on-street parking near the Windermere and S. Piney Point intersection. He expressed concerns that parked vehicles restrict visibility and impede ingress and egress to the neighborhood, and raised the potential impact on emergency access.
- Mr. Beasley, resident of 14 Windermere Lane, urged the City to expedite the drainage project addressing erosion near the 24-inch outfall behind his property. He also requested an update on progress related to the shared easement with the adjacent property. Staff noted that a meeting will be scheduled with HDR to review options to resolve delays in easement access.
- Ms. Freedman, resident at 360 Piney Point Road, addressed the City regarding concerns about permitting activity at neighboring properties and referenced prior experiences in another municipality. Mr. Freedman requested a follow-up regarding prior interactions with a neighbor, and it was agreed to schedule a meeting to discuss his questions.

NEW BUSINESS

1. Consideration and possible action on approval of the Regular City Council Meeting

Minutes held on February 23, 2026.

- Motion: Bender moved to approve the minutes as presented. Rohde seconded.
- Vote: AYES: 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 February 2026 activity report.

- Chief Schultz provided an update to the Council regarding the renewal rates and options for medical insurance, as approved by the Police Commission on February 25, 2026. The Council discussed potential strategies to improve PPV-MVPD insurance rates going forward.
 - Motion: Bender moved to approve the PPV-MVPD employee medical insurance renewal with Blue Cross Blue Shield for the plan year April 1, 2026, through March 31, 2027, as recommended by the Police Commission. Rohde seconded.
 - Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.

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

- Chief Croft provided the February 2026 activity update.
- Commissioner Ramey provided the VFD FY2024 Audit presentation.
- No other action was taken.

4. Consideration and possible action on City Engineering.

- HDR updated the Council on the Harris County Traffic Signals Project along Memorial Drive. This included procuring decorative signal and lighting infrastructure, reviewing ILSN street sign mockups, and coordinating with third-party providers on technology and operational improvements. HDR will propose recommended modifications to the options at the upcoming engineering meeting. No further formal action was taken.
- The Council discussed the removal of trees in the South Piney Point ravine, including past scope limitations and responsibilities for trees in and outside the City right-of-way. They reviewed a proposal from Lonestar Tree Services for tree removal and associated traffic control. The Council asked staff to contact the neighboring resident to explore collaboration with the contractor and suggested the resident consider financing the removal of fallen trees from their property separately from the city's efforts.
 - Motion: Rohde moved to approve the Lone Star Trees proposal for \$8,200 and requested that the city administrator contact the neighbors to give them an opportunity to work independently with the contractor regarding work on private property. Bender seconded the motion.
 - Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.
- HDR provided an update to the Council regarding the repair work on the 24-inch outfall at Windermere and noted the ongoing erosion issues at the site. The Beasleys were involved in the discussion, expressing their desire for prompt action. In response, HDR plans to explore possible changes to the construction easement to expedite progress and will assess a retaining wall that could obstruct an alternative realignment.
- The Council received status on the Kinkaid Traffic Study, which HDR is reviewing after coordinating with the consultant.
- The County Contractor will arrange for a review of the base repair with HDR before the final asphalt layer is applied. The Memorial Drive Repaving Project is moving along quickly.
- HDR reported on a CenterPoint emergency repair at Wickwood and Memorial, resulting in drainage and ADA concerns, with the city coordinating corrective action.

5. Consideration and possible action regarding the joint election with Spring Branch Independent School District for the General Municipal Election on May 2, 2026, including accepting certification of unopposed candidates for Positions 3, 4, and Mayor; adoption of an ordinance canceling the election; and adoption of a resolution clarifying early voting dates under the joint election agreement.

- Council considered acceptance of the Certification of Unopposed Candidates, adoption of Ordinance No. 2026.03 canceling the election, and adoption of Resolution No. 2026.03-A confirming participation in the joint election and early voting schedule.
 - **Motion:** Kollenberg moved to accept the Certification of Unopposed Candidates for Mayor and Positions 3 and 4, adopt Ordinance No. 2026.03, canceling the May 2, 2026, General Municipal Election, and adopt Resolution No. 2026.03-A confirming participation in the joint election with Spring Branch ISD and approving the early voting schedule, including acknowledgment of the San Jacinto Day holiday. Bender seconded the motion.
 - **Vote:** AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - **Action:** Motion approved. Ordinance No. 2026.03 was adopted, and Resolution No. 2026.03-A was formally approved.

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

- Mayor Dutt provided an update and clarification on the paving status of Memorial Drive.
- Mayor Dutt noted that the VFD Commission chair rotation is approaching and highlighted several key initiatives completed during Piney Point's tenure.

7. Consideration and possible action regarding the City Administrator's Monthly Report, including the Financial Report – February 2026, Property Tax Report, Disbursements greater than \$10,000; Reimbursement of temporary certificate of occupancy.

- The City Administrator presented items included in the monthly report.
- The Council assessed the final payment for the Chapelwood Drainage Project.
 - **Motion:** Bender moved to approve Pay Estimate No. 3 to Expert Underground Solutions, LLC in the amount of \$15,963.27. Rohde seconded.
 - **Vote:** AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - **Action:** Disbursement was approved as presented.
- Councilmember Kollenberg inquired how the administration plans to address obstructions within the right-of-way. Mr. Pennington stated that staff will bring forward a uniform standard for right-of-way treatments, including a chain-and-bollard option, to help residents discourage off-surface parking while maintaining consistency citywide. Council discussed potential right-of-way restrictions, with the item to be reviewed at an upcoming engineering meeting and considered for a future agenda.
- No further action was taken.

8. Consideration and possible action on Resolution No. 2026.03-B suspending the April 18, 2026, effective date of the proposed interim GRIP rate adjustments filed by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, for the Houston Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, related to 2025 gas utility investment.

- Motion: Councilmember Rohde moved to adopt Resolution No. 2026.03-B suspending the April 18, 2026, effective date of the proposed interim GRIP rate adjustments filed by CenterPoint Energy Resources Corp. Councilmember Bender seconded the motion.
- Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
- Action: Resolution No. 2026.03-B approved.

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

- Council convened into Executive Session at 7:52 p.m.
- Council reconvened into Open Session at 8:12 p.m.

10. Discussion and possible action on items discussed in executive session.

- 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 with no expected changes.
- The next Regular Council Meeting is scheduled for April 29.
- No formal action taken.

ADJOURNMENT

- Councilmember Bender moved to adjourn; Councilmember Rohde seconded.
- Mayor Dutt adjourned the meeting at 8:14 p.m.

PASSED AND APPROVED on the 29th day of April 2026.



Aliza Dutt
Mayor



Robert Pennington
City Administrator / Authorized City Secretary

