

MINUTES

CITY OF PINEY POINT VILLAGE

REGULAR COUNCIL MEETING

April 29, 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– via Zoom); Jonathan C. Curth (Position 5).

City Representatives Present:

Robert Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, MVPD Commissioner; Solace Southwick, MVPD Commissioner; Ray Schultz, MVPD Chief; Brian Baker, MVPD Commander; Blair Cerny, MVPD Detective; Dan Ramey, VFD Commissioner; Brian Croft, VFD Chief; Gracie Mulloy and John Peterson, City Engineering.

Call to Order

Mayor Dutt called the meeting to order at 6:00 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. Craig Beasley, 14 Windermere Lane, addressed Council regarding the proposed outfall project. He expressed concerns regarding construction access, the safety impacts on his property, and the overall fairness of the current alignment. He suggested potential alternatives, including a shared easement approach, arbitration, or use of the original easement alignment.
- Chief Ray Schultz, Memorial Villages Police Commission, recognized Solace Kirkland Southwick for her service (2018–2026) and presented a commemorative plaque. Council thanked Ms. Southwick for her service.

NEW BUSINESS

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

Minutes held on March 23, 2026.

- Motion: Bender moved to approve the minutes as presented. Kollenberg seconded.
- Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), and Curth | NAYS: None.
- Action: Motion approved.

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

- Chief Schultz presented the March 2026 activity report, noting the department remains on budget and continues proactive enforcement efforts. He highlighted ongoing multi-agency investigations into mail theft and fraud, as well as increasing recruitment challenges driven by regional compensation pressures.

- Chief Schultz also presented the proposed FY2026 Budget Amendment (MVPD Amendment 2026-01) to address increased personnel and insurance costs, including recognition of grant funding and implementation of initial compensation adjustments. Discussion was held, with formal action carried forward to Agenda Item No. 3.

3. Consideration and possible action to adopt Ordinance No. 2026.04 amending the City of Piney Point Village Fiscal Year 2026 Budget.

- Council clarified that Ordinance No. 2026.04 pertains solely to the Memorial Villages Police Department (MVPD) FY2026 Budget Amendment. No transfer of City funds is required, as the amendment will be funded through available surplus carryover. Accordingly, no amendment to the City of Piney Point Village's adopted FY2026 Budget is necessary.
 - **Motion:** Bender moved to approve the Budget Amendment for MVPD. Herminghaus seconded.
 - **Vote:** AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), and Curth | NAYS: None.
 - **Action:** Ordinance No. 2026.04 was amended to apply only to MVPD and adopted.

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

- Chief Croft presented the quarterly operational and financial update for the Village Fire Department, noting personnel expenditures at approximately 21% and operating expenditures at approximately 16% of the budget. EMS revenue remains on pace with prior years. Updates were provided regarding staffing, training, community outreach, response statistics, and equipment projects, including the rescue boat and blocker truck.
- Commissioner Ramey provided updates regarding the FY2025 audit, FY2027 budget adoption, and anticipated FY2026 budget amendment.
- No formal action taken.

5. Consideration and possible action on City Engineering.

- The City Engineer provided updates on several ongoing projects, including the Memorial Drive Asphalt Reclamation project, the Soldiers Creek Study, sanitary sewer rehabilitation activities, and evaluation of repair options for the Radney Road ditch depression.
- HDR also discussed ongoing coordination regarding the Windermere outfall temporary construction easements, including resident concerns related to property access and survey accuracy. Further discussion regarding easement matters was deferred to Executive Session.
- Council approved the 2026 Drainage Criteria updates, including expanded hardscaping setback requirements.
 - **Motion:** Bender moved to approve the City's drainage criteria as presented. Herminghaus seconded the motion.
 - **Vote:** AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), and Curth | NAYS: None.
 - **Action:** Motion approved.
- Council reviewed and selected the preferred design option for the Memorial Drive ILSN street signs and directed staff to proceed with coordination with Harris County.
- HDR announced that a future engineering meeting would include presentations regarding traffic technology vendors and the Kincaid School Traffic Study.
- Council discussed the Landtech proposal for preparation of a metes and bounds description for the Windermere TCE, including its role in advancing project options.

- No further action was taken.

6. Consideration and possible action regarding the resignation of Solace Kirkland Southwick from the Memorial Villages Police Commission.

- The City Council addressed the resignation of Police Commissioner Solace Kirkland Southwick and discussed the potential appointment of a replacement.
 - Motion: Kollenberg moved to table the item. Bender seconded.
 - Vote: AYES: Kollenberg, Curth | NAYS: Herminghaus, Bender, Rohde (Zoom).
 - **Action (1)**: Motion failed.
 - Motion: Bender moved to appoint Mayor Dutt to the Memorial Villages Police Commission. Rohde (Zoom) seconded.
 - Note: During further discussion, council members debated the difficulty of hearing Councilmember Rohde.
 - Vote: AYES: Bender, Rohde (Zoom) | NAYS: Herminghaus, Kollenberg, Curth
 - **Action (2)**: Motion failed.
- The Council then discussed accepting Commissioner Southwick's resignation, with the understanding that she would continue in her role until a successor is officially appointed.
 - Motion: Bender moved to accept the resignation of Solace Kirkland Southwick. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), and Curth | NAYS: None.
 - **Action (3)**: Motion approved.

7. Consideration and possible action regarding the resignation of Chris Gore as Municipal Court Prosecutor.

- Staff recommended the acceptance of the resignation of Christopher T. Gore and appointment of Eddie R. Calderon as Municipal Court Prosecutor for the City of Piney Point Village.
 - Motion: Kollenberg moved to accept the resignation of Chris Gore. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), Curth | NAYS: None.
 - **Action (1)**: Motion approved.
 - Motion: Kollenberg moved to appoint Eddie Calderon as Municipal Court Prosecutor. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), Curth | NAYS: None.
 - **Action (2)**: Motion approved.

8. Consideration and possible action regarding appointments and leadership updates to City boards and commissions, including the Board of Adjustment and Planning & Zoning Commission

- Motion: Kollenberg moved to table the item. Curth seconded.
- Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde (Zoom), Curth | NAYS: None.
- **Action**: Motion approved to table.

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

- Mayor Dutt provided updates on Memorial Drive construction progress and noted temporary signal timing issues.
- No formal action taken.

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

- The City Administrator presented the preliminary March 2026 financial report. General Fund revenues were approximately \$8.7 million, representing 83% of the adopted budget, primarily due to property tax collections. Expenditures totaled just over \$2 million, or approximately 17% of the budget, with lower capital expenditures attributed primarily to delays in the Windermere Outfall project. The Q1 2026 Investment Report reflected interest income totaling approximately \$105,408.20. Staff also noted that no temporary certificates of occupancy were issued during the reporting period.
- The Administrator provided updates regarding planning for the Village Independence Festival (July 4th), including multi-city participation, event logistics, banners, and related preparations.
- Reported that METRO intends to defer platform improvements within the city while continuing coordination regarding sidewalk and ADA accessibility improvements.
- Council discussed a landscaping proposal for the Grecian Way cul-de-sac and potential irrigation improvements at South Piney Point. The plan will be sent to the Beautification Committee.
- Staff also discussed the possibility of a future City newsletter.
- Council was notified of an inquiry regarding a potential telecommunications tower at the Chapelwood property. The city will gather additional information from Chapelwood.
- The City Administrator presented the March 2026 financial report, investment report, and operational updates, including festival planning, METRO coordination, and capital projects.
 - Motion: Bender moved to approve the investment report. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, (Zoom) Rohde, and Curth | NAYS: None.
 - **Action (1)**: Motion approved.
 - Motion: Bender moved to approve disbursements to Brooks and Watson in the amount of \$11,570 and Tree Service and Design in the amount of \$7,910. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, (Zoom) Rohde, and Curth | NAYS: None.
 - **Action (2)**: Motion approved.
- No further action was taken.

11. Discussion regarding potential ordinance regulating dealers in crafted precious metals.

- Council discussed a potential ordinance regulating dealers in crafted precious metals, including mobile gold buyers, following concerns raised by the Chief of Police regarding transaction tracking, crime prevention, and recovery of stolen property. Discussion included the lack of existing regulations within the City, practices used in neighboring jurisdictions, and concerns regarding mobile operations targeting residential areas.
- Council expressed general support for the development of a preventative ordinance and directed staff to refine the draft ordinance for future consideration.

12. Discussion of potential amendments to noise regulations related to landscaping equipment.

- The council addressed noise complaints related to landscaping equipment, particularly from two-stroke backpack blowers. Council reviewed the option of regulating noise by limiting it to 70 dBA at 50 feet, based on a nearby city's standard. However, due to the low number of complaints, they decided to postpone further discussion unless more issues arise.

13. Discussion regarding Right-of-Way delineation and barriers.

- Council discussed right-of-way barriers installed by residents, including bollards, rocks, and decorative items, particularly on Dana Lane, raising concerns about legality, aesthetics, and potential impacts to emergency access on narrow streets without curbs. Existing ordinances prohibit such items, except for limited gravel parking. Council also considered consistency with

City-installed landscaping features.

- Council reaffirmed a complaint-based enforcement approach, directing the removal of non-compliant barriers upon complaint while maintaining the existing gravel parking allowance. No new policies or standardization measures were pursued.

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

- Council convened into Executive Session at 8:14 p.m.
- Council reconvened into Open Session at 8:56 p.m.

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

- Councilmember Rohde disconnected from Zoom and subsequently participated by telephone for the remainder of the meeting; however, she did not participate in voting thereafter.
 - Motion: Bender moved to authorize the City Attorney and City Administrator to issue an offer letter regarding property at 15 Windermere. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, and Curth | NAYS: None.
 - Action: Motion approved.

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

- The Council has discussed the upcoming meetings, and the next Regular Council Meetings are set to take place on May 11 and May 26.
- CenterPoint is requested to attend and present a report of activity on May 26.
- No formal action taken.

ADJOURNMENT

- Councilmember Bender moved to adjourn; Councilmember Herminghaus seconded.
- Mayor Dutt adjourned the meeting at 9:00 p.m.