

## **MINUTES**

### **CITY OF PINEY POINT VILLAGE**

### **REGULAR COUNCIL MEETING**

**May 26, 2026 | 6:00 P.M.**

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

#### **Councilmembers' Present:**

Jonathan C. Curth (Mayor); Michael Herminghaus (Position 1); Henry Kollenberg (Position 2); Joel Bender (Position 3 / Mayor Pro Tem); and Margaret Rohde (Position 4).

#### **Councilmembers' Absent:**

Council Position 5 is vacant.

#### **City Representatives Present:**

Bobby 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; representatives from HDR Engineering; Gracie Moylan and John Peterson, City Engineering. Honorable guest: Tom Ramsey, Harris County Commissioner.

#### **Call to Order:**

Mayor Curth called the meeting to order at 6:00 p.m., noting a quorum was present.

#### **Pledge of Allegiance:**

The Pledge of Allegiance was recited.

#### **Citizens Wishing to Address Council:**

- Wynne Sharpe introduced himself and expressed interest in serving in vacant City Council Position No. 5. Mr. Sharpe discussed his professional background, prior homeowner association experience, and desire to serve the Piney Point Village community.
- Brooks Despot participated remotely and introduced himself as a candidate for the Memorial Villages Police Commission vacancy. Mr. Despot discussed his financial background, charitable involvement, and desire to contribute to the community.
- Brandt Bowden, a representative from The Kinkaid School, thanked the Memorial Villages Police Department for its response during a recent bomb threat incident and presented a donation to the Memorial Villages Police Foundation.
- No additional public comments were received.

#### **New Business:**

##### **1. Consideration and possible action regarding approval of the City Council Meeting Minutes from April 29, 2026, and May 11, 2026.**

- The City Administrator summarized key actions from the prior meetings, including budget

actions, engineering approvals, appointments, and administrative matters.

- **Motion/Action:** Herminghaus moved, and Bender seconded, to approve the April 29, 2026, and May 11, 2026, Regular City Council Meeting Minutes as presented. The motion passed unanimously.

**2. Presentation by CenterPoint Energy regarding regional resiliency initiatives, utility infrastructure and grid reliability improvements, emergency preparedness coordination, hurricane response planning, and utility infrastructure needs within Piney Point Village.**

- Representatives from CenterPoint Energy presented updates on utility resiliency and infrastructure improvements, including stronger utility poles, self-healing grid technology, vegetation management, storm preparedness efforts, and enhanced coordination with local governments. Council discussed utility reliability, undergrounding opportunities, hurricane response planning, and removal of redundant utility poles.
- CenterPoint representatives are committed to coordinating field reviews with the City regarding existing utility pole conditions and future undergrounding discussions.
- No further action was taken.

→ **At 6:27 PM, and at the Mayor's request and with no objection from Council, Agenda Items Nos. 3 and 4 were postponed to accommodate the presenters.**

**5. Consideration and possible action regarding appointments and reappointments to the Board of Adjustment.**

- The City Administrator explained that Larry Chapman desired to continue serving on the Board of Adjustment but requested to step down as Chairman. Kevin Reesley was recommended for appointment as Chairman.
  - **Motion/Action:** Bender moved, and Kollenberg seconded, to approve Resolution 2026.05-A appointing Kevin Reesley as Chairman of the Board of Adjustment and reappointing Larry Chapman to the Board. The motion passed unanimously.
- Mayor Curth recognized Larry Chapman for more than twenty years of service to the Board of Adjustment and the City.

**6. Consideration and possible action regarding the appointment of Brooks Despot to the Memorial Villages Police Commission.**

- Materials related to the proposed appointment of Brooks Despot to the Memorial Villages Police Commission were presented for Council consideration.
- **Motion/Action:** Bender moved, and Rohde seconded, to approve Resolution No. 2026.05-B appointing Brooks Despot to the Memorial Villages Police Commission. The motion passed unanimously.

**7. Consideration and possible action regarding the appointment of Wynne Sharpe to fill the vacancy in City Council Position No. 5 for the remainder of the unexpired term.**

- City Administrator presented the vacancy for City Council Position No. 5 for the remainder of the unexpired term ending May 2027.
- Councilmember Rohde commented favorably regarding Wynne Sharp's qualifications and community involvement.
- **Motion/Action:** Rohde moved, and Kollenberg seconded, to approve Resolution No. 2026.05-C

appointing Wynne Sharpe to fill the vacancy in City Council Position No. 5 for the remainder of the unexpired term. The motion passed, 3-1, with Herminghaus opposed.

→ **At 6:39 PM, following the Mayor's request and with no objection from Council, Agenda Item No. 8 was postponed and moved directly to Item 9.**

**9. Hear Public input regarding an interlocal agreement with Harris County for the placement of a memorial within Flag Tree Park honoring the Camp Mystic children known as “Heaven’s 27” lost during the July 4, 2025, flood tragedy.**

- Commissioner Tom Ramsey of Harris County Precinct 3 addressed the Council regarding a proposed memorial honoring the “Heaven’s Twenty-Seven” children lost during the July 4, 2025, flood tragedy. Commissioner Ramsey discussed the proposed memorial honoring the “Heaven’s Twenty-Seven,” explaining the intent to create a reflective space for remembrance while also promoting flood awareness and public education. He highlighted the significance of Flag Tree Park as the proposed location, addressed conceptual parking considerations, and outlined plans for continued coordination with the city and affected families as the memorial design progresses.
- Public comments were received from Brent Dillon and other residents regarding the significance of the memorial and its connection to the Memorial Villages community.
- Council discussed accessibility, parking, traffic considerations, the historical context of Flag Tree Park, and the importance of reviewing conceptual plans prior to final approval.
- No action was taken during the public input portion.

**10. Consideration and possible action authorizing an interlocal agreement with Harris County for the placement of a memorial within Flag Tree Park honoring the Camp Mystic children known as “Heaven’s 27” lost during the July 4, 2025, flood tragedy.**

- Council discussed procedural options regarding the development of an interlocal agreement and conceptual planning authority.
- **Motion/Action:** Kollenberg moved, and Bender seconded, to express the City's interest in continuing discussions with Harris County regarding the proposed memorial project, with final details and approvals to be considered at a later date. The motion passed unanimously.

→ **Council recessed at 7:16 PM before returning at 7:26 PM.**

**11. Consideration and possible action regarding presentation and acceptance of the FY2025 Annual Comprehensive Financial Report and Independent Audit.**

- Wes Carr of BrooksWatson & Co. presented the FY2025 Annual Comprehensive Financial Report and Independent Audit.
- The audit resulted in an unmodified (“clean”) opinion, the highest level of assurance available. Council discussed positive budget variances, routine audit adjustments, implementation of GASB 101, internal controls, and year-end reconciliation matters. Overall, the audit reflected the City’s strong fiscal position.
- **Motion/Action:** Bender moved, and Herminghaus seconded, to accept the FY2025 Annual Comprehensive Financial Report and Independent Audit as presented. The motion passed unanimously.

→ **Council returned to Agenda Items Nos. 3 and 4.**

**3. Consideration and possible action regarding the Memorial Villages Police Department.**

- Chief Schultz presented the April 2026 activity report, highlighting several successful criminal investigations, including organized vehicle theft and mail theft cases, community scam prevention efforts, staffing challenges, and the completion of the department's ALPR Condor deployment. Discussion also included future drone operations, regional data-sharing initiatives, and recruitment efforts to remain competitive with neighboring law enforcement agencies.
- Chief Schultz presented the proposed FY2027 Memorial Villages Police Department Budget totaling \$10,362,471, including personnel and benefit adjustments, implementation of an eight-step pay plan, vehicle replacement funding, and technology enhancements. Piney Point Village's share of the proposed budget is \$3,450,703, an increase of approximately \$410,627 from the City's FY2026 assessment.
  - **Motion/Action**: Kollenberg moved, and Bender seconded, to approve the FY2027 Memorial Villages Police Department Budget as presented. The motion passed unanimously.

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

- Chief Croft presented the April 2026 report, covering staffing updates, community outreach, and budget proposals. Key points included response statistics, EMS revenues, hiring two new firefighters, and deploying a rescue boat and traffic control vehicle. Council discussed response times and fire alarm calls.
- Chief Croft presented a FY2026 budget amendment (2026-02) utilizing approximately \$164,167 in FY2025 surplus funds to purchase previously deferred equipment, including ballistic vests, after the existing equipment was determined to be uncertified.
  - **Motion/Action (1)**: Bender moved, and Kollenberg seconded, to approve the 2026-02 budget amendment for VFD as presented. The motion passed unanimously.
- Chief Croft then presented the proposed FY2027 Village Fire Department Budget in the amount of \$11,435,686, with city assessments totaling \$11,035,686. The proposed budget includes personnel adjustments, equipment replacement and maintenance funding, emergency medical service operations, training expenses, and other operational expenditures necessary to maintain current service levels and emergency response capabilities. Piney Point Village assessment is scheduled for \$2,317,494.
  - **Motion/Action (2)**: Bender moved, and Herminghaus seconded, to approve the FY2027 Village Fire Department Budget as presented. The motion passed unanimously.

→ **Council moved to Agenda Item No. 12.**

**12. Consideration and possible action regarding City Engineering.**

- HDR updated on key projects, including the Windermere Outfall Repair, Piney Point intersection study, Soldiers Creek requests, Memorial Drive signal improvements, and sanitary sewer rehabilitation by Memorial Villages Water Authority.
- HDR presented a proposal for the White Pillars Lane Sidewalk Extension, which will extend the Piney Point Road sidewalk to the White Pillars Lane intersection.
  - **Motion/Action (1)**: Bender moved, and Kollenberg seconded, to approve the White Pillars

Lane Sidewalk Extension project in the amount of \$2,950. The motion passed unanimously.

- HDR presented a proposal for drainage improvements at 141 Radney Road to address ditch grading and erosion concerns.
  - **Motion/Action (2)**: Bender moved, and Herminghaus seconded, to approve the 141 Radney Road Ditch Improvement project in the amount of \$3,452. The motion passed unanimously.
- The Council reviewed the Kinkaid School Traffic Study and proposed to advance the program into a design phase. They insisted that future plans include City-requested improvements, such as intersections and signal timing. Conclusive designs are to be presented at public meetings for resident input before approval.
  - **Motion/Action (3)**: Rohde moved, and Bender seconded, to authorize Kinkaid School to proceed to the design phase, subject to Council comments and future public meetings to obtain resident input on the final plan. The motion passed, 3-0, with Kollenberg abstaining.
- It was further requested that Kinkaid provide a landscaping plan within the coming months.
- No further actions were taken under Engineering.

→ **Council moved to Agenda Item No. 8 before returning to Item 13.**

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

- The Mayor thanked Ryan and the public works team for keeping the city beautiful and proclaimed May 17-23, 2026, as National Public Works Week, highlighting the importance of public works professionals.

**13. Consideration and possible action regarding Chapelwood United Methodist Church lighting improvements.**

- Stephen Simmons, Director of Facilities and Planning for Chapelwood United Methodist Church, presented a request to install additional lighting along the western edge of the church's driveway connecting the main parking lot to Claymore Drive. Mr. Simmons explained that the proposed lighting is intended to improve safety for church and community members utilizing the area during evening activities. He noted that a photometric study had been completed and that the proposed fixtures would be designed to minimize impacts to adjacent residential properties.
- Council discussed the necessity of the additional lighting, potential impacts on neighboring properties, compliance with existing lighting standards, fixture placement, and operating hours. Council agreed that the proposal should be reviewed through the City's public hearing process to allow for additional evaluation and resident input.
- **Motion/Action**: Bender moved, and Herminghaus seconded, to refer the proposed lighting improvements to the Planning and Zoning Commission for review and recommendation. The motion passed unanimously.

**14. Consideration and possible action regarding an ordinance regulating dealers in crafted precious metals, including mobile gold buyers, within the City of Piney Point Village.**

- The City Administrator presented a proposed ordinance regulating dealers in crafted precious metals, including mobile gold buyers, within the City. The ordinance was developed in response to inquiries regarding mobile gold buying operations and includes provisions for annual dealer registration, transaction record-keeping, reporting requirements, holding periods for purchased items, and law enforcement inspection authority. Council discussed the purpose of the ordinance, enforcement provisions, and its application to mobile dealers operating within the City.

- **Motion/Action:** Kollenberg moved, and Herminghaus seconded, to adopt the ordinance regulating dealers in crafted precious metals as presented. The motion passed unanimously.

**15. Consideration and possible action regarding approval of the proposed Fiscal Year 2027 Budget Calendar and related budget workshop scheduling.**

- The City Administrator presented the proposed Fiscal Year 2027 Budget Calendar and related budget workshop schedule. Council discussed statutory posting and public hearing requirements, the proposed timeline leading to budget adoption on September 28, 2026, and the potential need for scheduling adjustments to accommodate summer meeting attendance and quorum requirements.
- **Motion/Action:** Bender moved, and Herminghaus seconded, to approve the Fiscal Year 2027 Budget Calendar as presented. The motion passed unanimously.

**16. Consideration and possible action regarding a request from GFL Environmental for a one-time equitable adjustment to the City's solid waste collection contract rates due to increased diesel fuel costs.**

- The City Administrator presented a request from GFL Environmental for a one-time 4% equitable adjustment to the City's solid waste collection contract rates due to increased diesel fuel costs. Council discussed the request in relation to the contract's existing CPI adjustment and fuel surcharge provisions, the City's contractual obligations, the information supporting the request, and the potential operational impacts of approving or denying the adjustment.
- Council directed staff to further review the contract, obtain additional information from GFL regarding the basis for the request, and return with a recommendation for future consideration.

**17. Consideration and possible action regarding the City Administrator's Report.**

- The City Administrator presented updates regarding the City's financial position, community events, beautification projects, employee programs, and emergency preparedness activities. Financial reports indicated that general fund revenues totaled approximately \$8.9 million, or 85% of the budget, while expenditures totaled approximately \$2.8 million, or 24% of the budget.
- Staff also provided updates regarding the Memorial Villages Independence Festival, South Piney Point Road landscaping improvements, and completion of emergency management training and hurricane preparedness planning.
- Council discussed implementing a temporary employee fuel stipend modeled after a program recently adopted by Bunker Hill Village. The proposed stipend is tied to AAA Texas fuel price benchmarks and is intended to help offset increased commuting costs experienced by employees due to elevated fuel prices. Council discussed the program's temporary nature, budget impacts, and consistency with neighboring cities' personnel practices. The stipend will remain in effect through September 2026, at which time Council will reevaluate the program based on fuel prices and budget considerations.
- **Motion/Action (1):** Bender moved, and Herminghaus seconded, to approve the temporary employee fuel stipend program through September 2026. The motion passed unanimously.

- Staff presented a proposal from a resident at 601 Grecian Way to restore landscaping within the cul-de-sac and install decorative boulders to discourage vehicles from driving onto and damaging the grassed area. The resident offered to fund the landscaping and boulder installation. Council discussed adding a concrete curb as part of the resident-funded improvements.
  - Motion: Rohde moved to authorize the resident-funded landscaping and boulder improvements and the addition of a concrete curb not to exceed \$5,000 at the Grecian Way cul-de-sac. No second was offered.
  - **Motion/Action (2)**: Herminghaus moved, and Bender seconded, to authorize the resident-funded landscaping and boulder improvements at the Grecian Way cul-de-sac. The motion passed 3-1, with Rohde opposed.

**18. Executive Session.**

- The Council convened in Executive Session at 10:01 PM under Chapter 551 of the Texas Government Code to consult with the City Attorney regarding Section 551.071 and to discuss real property matters under Section 551.072.
- Council reconvened into Open Session at 10:32 PM.

**19. Discussion and possible action on items discussed in executive session.**

- No official action from the Executive Session was taken.

**ADJOURNMENT**

- Councilmember Bender moved to adjourn; Councilmember Herminghaus seconded.
- Mayor Curth adjourned the meeting at approximately 10:33 p.m.