

# MINUTES

## CITY OF PINEY POINT VILLAGE

### REGULAR COUNCIL MEETING

June 22, 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); Margaret Rohde (Position 4); and Wynne Sharpe (Position 5).

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

Bobby Pennington, City Administrator; David Olson, City Attorney; 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, Trey Cantu, MVWA General Manager; Kristin Blomquist, Financial Advisor; Michelle Yi, Finance Director and other staff and guests.

#### **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:**

- Donna Freedman addressed the City Council regarding concerns about residential construction activity and expressed her view that additional enforcement of permitting requirements may be warranted. She also requested information regarding the City's permitting enforcement processes, court procedures, and how neighboring municipalities address similar matters. Mayor Curth thanked Ms. Freedman for her comments and advised that the City Council could not deliberate on matters not posted on the agenda.
- No additional public comments were received.

#### **New Business:**

##### **1. Consideration and possible action regarding approval of the City Council Meeting Minutes from May 26, 2026, and June 3, 2026.**

- The City Administrator presented the meeting minutes for Council consideration.
- **Motion/Action:** Herminghaus moved, and Bender seconded, to approve the May 26, 2026, Regular City Council Meeting Minutes and June 3, 2026, Special City Council Meeting Minutes as presented. The motion passed unanimously.

##### **2. Presentation by Memorial Villages Water Authority regarding utility operations, water and wastewater system performance, scheduled capital improvement projects, infrastructure rehabilitation initiatives, regulatory compliance, emergency preparedness planning, and long-range utility needs affecting Piney Point Village.**

- Trey Cantu, General Manager of Memorial Villages Water Authority, presented an overview of

utility operations and the Authority's ten-year capital improvement program. Discussion included approximately \$54.7 million in planned infrastructure investments, waterline replacement projects, well rehabilitation efforts, advanced metering infrastructure, and wastewater system improvements. Discussion provided an update on the upcoming Memorial Drive sanitary sewer rehabilitation project, which will utilize cured-in-place pipe technology. Construction is anticipated to occur during July and August 2026 and will require temporary traffic control measures.

- Council discussed project notification procedures, traffic impacts, and long-term infrastructure planning.

→ **The Council addressed Item #11 at 6:31 PM prior to resuming the established order of the agenda.**

**11. Discussion and possible action regarding a contractually authorized Consumer Price Index (CPI) adjustment and diesel fuel cost adjustment to the monthly residential solid waste collection, disposal, and recycling service rates under the agreement between the City of Piney Point Village and Waste Corporation of Texas, L.P. (GFL Environmental).**

- Suzanne Haboush, representing GFL Environmental, presented the annual rate adjustment request for residential solid waste and recycling services.
- During discussion, it was clarified that a previously submitted request related to a fuel surcharge had been withdrawn and was not applicable to the City's municipal agreement.
- Council reviewed the contract provisions governing annual rate adjustments and discussed the City's current agreement term and future contract considerations.
- Council members expressed appreciation for GFL's service performance, noting the responsiveness of customer service, the professionalism of collection personnel, and the overall reliability of service provided to residents.
- **Motion/Action:** Bender moved, and Rohde seconded, to approve the contractually authorized CPI adjustment of 4.71%, resulting in an increase of approximately \$2.17 per residential account effective October 1, 2026. The motion passed unanimously.

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

- Chief Croft delivered the activity report for May 2026, highlighting incident statistics, emergency response metrics, staffing updates, and departmental activities. He noted the successful completion of CPR/AED training classes, the acquisition of a new blocker truck to enhance traffic control operations, and the ongoing preparations for the Village Independence Festival.
- Council discussed false alarm responses, staffing, and emergency operations.
- No action was taken.

**4. Consideration and possible action on the Memorial Villages Police Department.**

- Chief Schultz presented the May 2026 activity report and departmental updates. Chief Schultz reported that the department remains fully staffed and operating within budget. Discussion included recent criminal investigations, successes of the ALPR system, e-bike enforcement efforts, and the Kinkaid School hoax investigation.
- Chief Schultz presented the Memorial Villages Police Department 2025 Annual Financial Audit.
  - **Motion/Action:** Bender moved, and Herminghaus seconded, to accept the Memorial Villages Police Department 2025 Annual Financial Audit. The motion passed unanimously.

**5. Consideration and possible action regarding appointments to the Board of Adjustment, including acceptance of the resignation of Zeb Nash and appointment of Carolyn Russell and Oscar Nosrati as Alternate Members (RES 2026.06-E).**

- The City Council discussed appointments to the Board of Adjustment, including the status of current membership and the appointment of additional alternate members. During the discussion, it was clarified that Zeb Nash had not submitted a formal resignation. It was further noted that Mr. Nash remains willing to continue serving on the Board, and the City Council concurred with retaining him in his current position
- To maintain the Board's full complement of alternate members, the Council retained Zeb Nash in Position 6 and appointed Carolyn Russell to Position 8. The Board now has its full authorized membership of alternate members.
- **Motion/Action:** Rohde moved, and Bender seconded, to approve Resolution No. 2026.06-E appointing Carolyn Russell and Oscar Nosrati as Alternate Members of the Board of Adjustment. The motion passed unanimously.

**6. Consideration and possible action regarding Planning and Zoning Commission membership, including the transition from Bill Ogden to Paul Hescox as a Regular Member and the appointment of Elias Shaheen as an Alternate Member (RES 2026.06-F).**

- The City Council discussed Planning and Zoning Commission membership and reviewed the current structure and composition of the Commission.
- During discussion, it was noted that a prior vacancy had existed following Bill Ogden's resignation and that the City's existing member numbering and alternate designations could be simplified to better reflect the Commission's current membership structure.
- Council discussed the Commission's organization and determined that members should be listed uniformly without distinguishing between regular and alternate positions. The Administrator indicated that the City's website and membership roster would be updated accordingly.
- Council also discussed the importance of periodically confirming board and commission participation and expressed support for establishing a more formal annual review process to ensure continued engagement and quorum availability.
- **Motion/Action:** Herminghaus moved, and Bender seconded, to approve Resolution No. 2026.06-F, as amended during discussion, appointing Paul Hescox and Elias Shaheen to the Planning and Zoning Commission and revising the Commission membership structure to eliminate references to alternate member designations. The motion passed unanimously.

**7. Discussion and possible action regarding amendment of Resolution No. 2025.12-A to change the 2026 Independence Day holiday observance from Friday, July 3, 2026, to Monday, July 6, 2026 (RES 2026.06-G).**

- Staff presented the proposed holiday schedule amendment.
- **Motion/Action:** Kollenberg moved, and Bender seconded, to approve Resolution No. 2026.06-G changing the City's 2026 Independence Day holiday observance to Monday, July 6, 2026. The motion passed unanimously.

**8. Consideration and possible action on City Engineering.**

- HDR reported updates regarding the Windermere Outfall Repair Project, Memorial Drive improvements, the Jeffers Court drainage investigation, and the Wickwood sidewalk restoration.
- HDR confirmed that the blockage impacting the Jeffers Court drainage system had been identified and cleared.
- HDR advised that CenterPoint Energy has agreed to reimburse the city for costs associated with

restoration of the Wickwood Drive sidewalk.

- The council planned to evaluate regulations pertaining to artificial turf and assess the implications of impervious coverage; however, it ultimately decided to defer the matter for future consideration.
- HDR presented preliminary concepts regarding potential drainage improvements and opportunities for expanded parking, pedestrian access, and green space improvements along Memorial Drive between Flag Tree Park and Wickwood Drive. Council directed HDR to continue evaluating alternatives and provide additional information.
- HDR presented the completed Piney Point Road and Beinhorn Road Warrant Study. The study concluded that traffic volumes and crash history do not, in isolation, warrant the installation of an all-way stop; however, sight-distance limitations meet the applicable warrant criteria. Council directed staff to move the existing stop bar and stop sign on Beinhorn Road and pursue vegetation trimming and related safety improvements.

**9. Discussion and possible action regarding the Country Squire beautification plan, including proposed landscaping and gateway improvements within the City right-of-way, and considerations related to existing and future drainage infrastructure.**

- It was noted that the HOA beautification efforts can be removed for future drainage improvements.
- The council did not act on the proposed project for Country Squires.

**10. Discussion and possible action regarding acquisition of easement rights associated with the Windermere Outfall Repair Project, including authorization of eminent domain proceedings if necessary.**

- Following a brief update regarding ongoing easement acquisition efforts associated with the Windermere Outfall Repair Project, the City Council deferred the matter to Executive Session for further consideration.

**12. Consideration and possible action regarding a resolution adopting the Harris County Multi-Jurisdictional Hazard Mitigation Plan (RES 2026.06-H).**

- The City Administrator presented the Harris County Multi-Jurisdictional Hazard Mitigation Plan.
- **Motion/Action:** Kollenberg moved, and Rohde seconded, to approve Resolution No. 2026.06-H adopting the Harris County Multi-Jurisdictional Hazard Mitigation Plan. The motion passed unanimously.

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

- The Mayor discussed potential audio/visual improvements to the City Council Chambers, including enhanced microphones, audio quality, recording capabilities, and live-streaming functionality.
- The matter is considered for future budget consideration.

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

- The City Administrator presented the May 2026 Financial Report, Property Tax Report, and Disbursements.
- The City Administrator provided an update regarding event planning, logistics, volunteer coordination, and interlocal cooperation efforts.
- Kristin Blomquist of Masterson Advisors presented a proposed engagement letter to provide municipal advisory services in connection with the City's ongoing evaluation of capital financing options and long-term financial planning efforts.
- **Motion/Action:** Rohde moved, and Bender seconded, to ratify payment to All Traffic Solutions in the amount of \$17,999.44 for the portable radar message sign and to approve the engagement letter with Masterson Advisors for municipal advisory services. The motion passed unanimously.

**15. Executive Session.**

- The Council convened in Executive Session at 8:41 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 9:36 PM.

**16. 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 Rohde seconded.
- Mayor Curth adjourned the meeting at approximately 9:37 p.m.