

MINUTES

CITY OF PINEY POINT VILLAGE

REGULAR COUNCIL MEETING & BUDGET WORKSHOP

July 27, 2026 | 6:00 P.M.

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

COUNCILMEMBERS' PRESENT:

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

COUNCILMEMBERS ABSENT:

Michael Herminghaus (Position 1).

CITY REPRESENTATIVES PRESENT:

Bobby Pennington, City Administrator; David Olson, City Attorney; Annette Arriaga, Director of Planning, Development & Permits; Gerson Quevedo, Development Manager; Ray Schultz, MVPD Police Chief; Blair Cerny, MVPD Police Detective; Brian Baker, MVPD Patrol Commander; Dan Ramey, VFD Commissioner; Brian Croft, VFD Fire Chief; John Peterson and Gracie Mulloy, HDR Engineering; Kristin Blomquist and Drew Masterson, Masterson Advisors; Michelle Yi, Finance Director; and other staff and guests.

CALL TO ORDER:

The City Council of the City of Piney Point Village, Texas, met in a Regular Meeting and Budget Workshop on Monday, July 27, 2026, at 6:00 p.m. at City Hall, 7676 Woodway Drive, Piney Point Village, Texas. Mayor Jonathan Curth called the meeting to order and declared a quorum.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

CITIZENS WISHING TO ADDRESS COUNCIL:

- Andrew Poor, Council Member with the City of Bunker Hill Village, introduced himself and expressed his appreciation for the opportunity to observe the meeting and collaborate with neighboring municipalities.
- Donna Freedman addressed the Council regarding building permit enforcement. She expressed concern that permit requirements have not been consistently enforced and requested that the City enforce them uniformly for all residents. Ms. Freedman advised that she and her husband had submitted correspondence to Governor Greg Abbott requesting assistance regarding the issue. Council had been provided the Permit Activity Report – May through July 2026, summarizing current development activity, including 227 active permit projects, as part of the meeting materials. Mayor Curth acknowledged her comments and noted that he had previously spoken with her husband regarding the matter.
- The Mayor closed the public comment period.

WORKSHOP:

A. FY2027 Budget Workshop #1

- City Administrator Bobby Pennington presented the proposed Fiscal Year 2027 Budget, including the City's financial outlook, revenue projections, expenditures, capital planning, debt capacity, and five-year financial

forecasts. The proposed budget maintains a structurally balanced General Fund, fully funds recurring operations with recurring revenues, preserves a healthy fund balance, and provides flexibility for future capital improvements.

- Council discussed the proposed budget, including property tax assumptions, long-term financial planning, debt financing alternatives, permit revenues, and projected operating expenditures. Representatives from Masterson Advisors provided an overview of Senate Bill 2 revenue limitations, tax rate planning, and future financing options.
- Council also discussed long-term trends in Police and Fire expenditures, permit activity, and the City's capital improvement needs.
 - ▶ **Council Direction:**
 - 1) *Revise the proposed FY27 Budget following receipt of the Truth in Taxation calculations.*
 - 2) *Maximize the Maintenance and Operations (M&O) tax rate consistent with applicable law while maintaining future financial flexibility.*
 - 3) *Continue evaluating financing scenarios for future capital improvements.*
 - 4) *Prepare historical Police and Fire expenditure trends for future budget discussions.*
 - 5) *Review long-term permit revenue assumptions as major institutional construction projects conclude.*
- No formal action was taken during the Budget Workshop.

NEW BUSINESS:

1. Consideration and possible action on the Approval of Minutes

- ✓ **Motion/Action:** Henry Kollenberg moved to approve the June 22, 2026, Regular City Council Meeting Minutes as presented, seconded by Joel Bender, and the motion was approved unanimously.

2. Consideration and possible action on the Mayor's Report.

- Mayor Curth presented his monthly report and provided updates on several City initiatives, including the July 4 Parade and Festival, Arbor Day planning, the Heaven's 27 Memorial, public works projects, the quarterly commissioners' meeting, and improvements to the City's website and communications.
- The Mayor reported that planning continues for the November 7, 2026, Arbor Day event and that the Heaven's 27 Memorial Committee is scheduled to meet with Harris County and the project consultant on July 29, 2026, to review preliminary memorial concepts. Staff also provided updates on pavement marking improvements, dog waste stations, litter collection, and website enhancements.
- Council discussed the installation of additional dog waste stations and ongoing litter collection efforts throughout the City. Council requested that future installations of dog waste stations be presented to Council for review prior to implementation.
 - ▶ **Council Direction:** *Council directed staff to present future dog waste station locations for Council review before additional installations and to continue evaluating opportunities to improve litter collection and public communications.*

3. Consideration and possible action on the Memorial Villages Police Department Report.

- Chief Ray Schultz presented the Memorial Villages Police Department's monthly report, highlighting recent crime statistics, patrol activity, traffic enforcement, and community policing initiatives. Chief Schultz reported that the Villages continue to experience low crime rates and credited proactive patrols, resident awareness, and regional cooperation for maintaining public safety.

- Council discussed recruitment and retention efforts, regional staffing trends, and the Department's continued use of technology and specialized enforcement initiatives. Chief Schultz responded to questions regarding staffing levels, traffic enforcement, and ongoing public safety operations.
- The report was received, and no action was taken.

4. Consideration and possible action on the Village Fire Department Report.

- Chief Brian Croft presented the Village Fire Department monthly report and provided an update on department operations, emergency response activity, training initiatives, and regional fire service trends. Chief Croft discussed the continued challenges associated with recruiting and retaining qualified personnel, noting the increasing transition from volunteer to paid fire departments throughout the region.
- Chief Croft also reviewed the FY2027 Fire Department budget, highlighting personnel costs, capital needs, and operational priorities. Council discussed long-term financial planning, staffing trends, and the importance of maintaining high service levels while planning for future budget impacts.
- The report was received, and no action was taken.

5. Presentation by Masterson Advisors regarding property tax rate planning and the financial impact of a potential Certificates of Obligation program.

- Kristin Blomquist and Drew Masterson, Masterson Advisors, presented property tax rate planning and preliminary financing scenarios for a potential Certificates of Obligation program. The presentation was conducted as part of the FY2027 Budget Workshop. No action was taken.

6. Consideration and possible action on City Engineering.

- John Peterson and Gracie Mulloy, HDR Engineering, presented the monthly Engineering Report and provided updates on ongoing capital improvement projects, development review activities, and engineering initiatives.
- Flag Tree Park Drainage Improvements: Ms. Mulloy presented a preliminary evaluation of potential drainage improvements along Memorial Drive adjacent to Flag Tree Park. HDR explained that filling the roadside ditch from Flag Tree Park to Memorial Circle could improve aesthetics and provide additional parking opportunities associated with the Heaven's 27 Memorial. Extending the improvements toward Tynewood Ditch would require a hydraulic study to evaluate downstream impacts and determine the need for inline detention or other mitigation measures. Council discussed the proposed study and agreed to defer further action pending discussions with Harris County regarding the overall project.
 - ▶ **Council Direction:** *Staff is to continue coordinating with Harris County regarding the proposed Flag Tree Park improvements before proceeding with the hydraulic study.*
- Master Drainage Plan Update: HDR presented the framework for updating the City's Master Drainage Plan. The update would modernize the City's hydraulic model, incorporate completed capital improvement projects, update construction costs, and reevaluate remaining drainage priorities. Council discussed regional drainage planning, coordination with neighboring municipalities, and future project prioritization.
 - ▶ **Council Direction:** *Staff is to prepare a formal scope of work and fee proposal for Council consideration.*
- Wickwood Sidewalk Restoration: Ms. Mulloy reported that CenterPoint Energy agreed to reimburse the City for restoring the sidewalk damaged during gas line construction on Wickwood Drive. HDR obtained three competitive proposals, with Experts Underground Solutions submitting the lowest qualified bid of \$6,920.
 - ✓ **Motion/Action:** Margaret Rohde moved to authorize Experts Underground Solutions to complete the Wickwood sidewalk restoration project for \$6,920, seconded by Henry Kollenberg, and the motion was approved unanimously.
- Development Review Assessment: Council discussed obtaining an independent third-party assessment of the City's permitting, engineering review, and development processes to identify opportunities for

improved efficiency, customer service, technology, and online permitting while maintaining the City's development standards.

- ▶ **Council Direction:** *Staff is to obtain proposals for an independent third-party assessment of the City's permitting, engineering review, and development processes, including recommendations for technology improvements and website functionality.*
- **Traffic Signal Improvements:** HDR provided an update on the Memorial Drive traffic signal replacement project and ongoing efforts to secure a temporary maintenance contract for the City's aging traffic signals until Harris County completes the planned signal replacements. Council also received an update on the planned relocation of the stop bar and stop sign at Piney Point Road and Beinhorn Road.
 - ▶ **Council Direction:** *Staff is to obtain proposals for a temporary traffic signal maintenance contract to maintain the City's existing signal equipment until Harris County completes the planned signal replacements.*
- **Soldiers Creek Feasibility Study:** HDR reviewed the revised Soldiers Creek Feasibility Study, including updates to the hydraulic model and the proposed regional drainage solution benefiting Piney Point Village, Bunker Hill Village, and Hedwig Village. Council discussed regional coordination, mitigation requirements, and future discussions with Harris County regarding funding opportunities.
 - ▶ **Council Direction:** *Staff is to distribute the updated feasibility study to Council once finalized and continue coordinating with Harris County and neighboring municipalities regarding regional drainage improvements and funding opportunities.*
- **Memorial Villages Water Authority Sewer Rehabilitation:** HDR provided an update on the Memorial Villages Water Authority sanitary sewer rehabilitation project. Council discussed project communications, anticipated impacts before the start of the school year, and the importance of clearly identifying the project as an MVWA project in future public communications.
 - ▶ **Council Direction:** *Staff was directed to continue coordinating with the Memorial Villages Water Authority regarding project communications and emphasize in future public updates that the sanitary sewer rehabilitation is an MVWA project.*

7. Consideration and Possible Action Regarding Landscape Improvements at the Taylorcrest Road and Piney Point Road Intersection.

- Council reviewed the proposed landscape plan for the Taylorcrest Road and Piney Point Road intersection. Margaret Rohde outlined the proposed improvements, including new plantings, decorative lighted bollards, preservation of the existing cypress trees, and landscaping intended to improve the appearance of the intersection and the area adjacent to Soldiers Creek. The preliminary estimate for the base improvements was approximately \$30,300, with additional options under consideration.
- Council discussed the need to obtain complete costs for site preparation, tree removal, irrigation, and optional improvements before taking action. Council also reviewed which portions of the proposed work are located within the public right-of-way and which may extend onto private property. The City Attorney advised that City funds may be used only for improvements on public property, while adjacent property owners may pay the proportionate cost of improvements on private property.
 - ▶ **Council Direction:** *Staff is to finalize the project scope, confirm property and right-of-way boundaries, obtain complete pricing for preparation, irrigation, and all proposed improvements, coordinate with the adjacent property owners, and return the item to Council for future consideration.*

8. Consideration and Possible Action on the Interlocal Agreement with the Texas Department of Public Safety.

- Staff presented the proposed Interlocal Agreement with the Texas Department of Public Safety for electronic reporting of municipal court convictions.
 - ✓ **Motion/Action:** Joel Bender moved to approve the Interlocal Agreement with the Texas Department of Public Safety and authorize the City Administrator to execute the agreement, seconded by Wynne Sharpe, and the motion was approved unanimously.

9. Consideration and Possible Action on the City Administrator's Report.

- Financial Reports: The City Administrator presented the June 2026 financial report. General Fund revenues totaled approximately \$9.6 million (92% of budget), while expenditures totaled approximately \$4.3 million (37.9% of budget). Staff noted that several capital projects remain outstanding and will carry forward into the next fiscal year. The investment report reflected \$108,407.35 in interest earnings for the quarter.
 - ✓ **Motion/Action**: Joel Bender moved to approve the Quarterly Investment Report for the period ending June 30, 2026, seconded by Wynne Sharpe, and the motion was approved unanimously.
- St. Francis Episcopal School TEFRA Financing Update: Staff reported that St. Francis Episcopal School continues to work with its financial and bond advisors on the proposed refinancing. Consideration of the required TEFRA approval is anticipated later this year.
- Country Squire Beautification: Staff provided an update on the Country Squire beautification project, including landscaping, irrigation, and maintenance coordination. Council discussed project timing and implementation. No action was taken.
- Legislative Initiative: Staff discussed potential legislative priorities for the upcoming legislative session and opportunities to coordinate with neighboring municipalities and legislative representatives on issues affecting the City. No action was taken.
- CenterPoint Utility Coordination: Staff provided an update on ongoing coordination with CenterPoint Energy regarding utility relocations, restoration work, double poles, and other infrastructure concerns throughout the City. Council discussed the importance of timely restoration and continued communication with CenterPoint. No action was taken.

10. Executive Session.

- The Council convened in Executive Session at 9:18 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 9:43 PM.

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

- No official action from the Executive Session was taken.

ADJOURNMENT

- ✓ **Motion/Action**: Joel Bender moved to adjourn the meeting, seconded by Wynne Sharpe. The motion carried. Mayor Curth adjourned the meeting at approximately 9:43 p.m.