

**CITY OF PINEY POINT VILLAGE
CITY COUNCIL**

Aliza Dutt, Mayor
Michael Herminghaus, Council Position 1
Henry Kollenberg, Council Position 2
Joel Bender, Council Position 3, Mayor Pro Tem
Margaret Rohde, Council Position 4
Jonathan C. Curth, Council Position 5



**CITY HALL
7660 WOODWAY DRIVE SUITE 460
HOUSTON, TEXAS 77063**

Robert Pennington, City Administrator
David Olson, City Attorney

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**THE CITY OF PINEY POINT VILLAGE
PUBLIC HEARING AND REGULAR COUNCIL MEETING
MONDAY, FEBRUARY 23, 2026
6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A PUBLIC HEARING AND REGULAR COUNCIL MEETING ON MONDAY, FEBRUARY 23, 2026, AT 6:00 P.M., LOCATED AT 7660 WOODWAY DR. SUITE 460, HOUSTON, TEXAS 77063, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

- I. DECLARATION OF QUORUM AND CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. CITIZENS WISHING TO ADDRESS COUNCIL** - *Any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not explicitly identified on the agenda, a member of the Council or a Staff Member may respond only by providing specific factual information or reciting existing policy. The City Council may not deliberate or vote on the non-agenda matter.*
- IV. PUBLIC HEARING**
 - A.** Public hearing to receive public comment regarding proposed amendments to Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy, as recommended by the Planning & Zoning Commission.
 - 1) Open Public Hearing on amendments to Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy.
 - 2) Close Public Hearing.
- V. NEW BUSINESS**
 - 1.** Consideration and possible action on approval of the Regular City Council Meeting Minutes held on January 26, 2026.
 - 2.** Consideration and possible action on the Memorial Villages Police Department.
 - a) Update on activities.

- b) Medical Insurance Renewal.
 - c) 2025 Annual Profiling Report.
 - d) 2025 Budget Year-End Amendment.
 - e) Radar Message Sign purchase through BuyBoard.
3. Consideration and possible action on the Village Fire Department.
 - a) Update on activities.
 - b) FY2024 VFD Audit.
 - c) VFD Budget Amendment - Allocation of a Traffic Control Vehicle and Rescue Boat.
4. Consideration and possible action on City Engineering.
 - a) Update on activities.
 - b) Chuckanut Resident Reimbursement and Final Reconciliation Closeout.
 - c) Coordination with ACE Traffic Engineering regarding the implementation of signal technology along Memorial Drive, as established under a proposed consulting agreement.
 - d) Change Order Request for the Chapelwood Drainage Project.
 - e) Windermere 24-inch Drainage Outfall
 - f) Williamsburg Asphalt Point Repair Quotes
 - g) South Piney Point Road Proposal
5. Discussion and possible action regarding an ordinance (ORD 2026.02) revising the Temporary Certificate of Occupancy provisions of Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas.
6. Consideration and possible action to approve a resolution (RES 2026.02-A) to waive and release an aged municipal lien for 11322 Coloma Lane.
7. Discussion and possible action regarding the online electronic permit submission process for Development Services, including the Generator Permit Process workflow.
8. Consideration and possible action regarding the Mayor's Report.
9. Consideration and possible action regarding the City Administrator's Monthly Report, including but not limited to:
 - a) Financial Related Items:
 - i. Financial Report – January 2026.
 - ii. Property Tax Report.
 - iii. Disbursements (greater than \$10,000).
 - b) Request for Reimbursement of Temporary Certificate of Occupancy.
 - c) Urban Forester Contract.
 - d) METRO Bus Stop Improvements.
 - e) Memorial Drive Asphalt Rehabilitation.
10. **EXECUTIVE SESSION:** The City Council may hold a closed executive meeting pursuant to the provisions of Chapter 551, Texas Government Code, in accordance with the authority contained in:
 - a) Section 551.071- Consultation with City Attorney.

- b) Section 551.072 - Deliberation Regarding Real Property.
- c) Reconvene into open session.
- d) Consideration and possible action on items discussed in Executive Session.

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

- a) Beautification Meeting – March 9.
- b) Engineering Meeting – March 11.
- c) Regular Council Meeting – March 23.

VI. ADJOURNMENT

CERTIFICATION

I hereby certify that the agenda for the February 23, 2026, meeting of the Piney Point Village City Council was posted in a location readily accessible to the public on February 17, 2026, in accordance with Chapter 551 of the Texas Government Code.



Robert Pennington
City Administrator / Designated City Secretary



In compliance with the Americans with Disabilities Act, the City of Piney Point Village will provide reasonable accommodations for persons attending City Council meetings. This facility is wheelchair-accessible, and accessible parking spaces are available. To better serve you, please submit your requests at least 48 hours before the meeting. Please contact the city administration at 713-230-8703. The City Council reserves the right to adjourn into a Closed Executive Session at any time under the Texas Government Code, Section 551.071, to consult with an attorney.

TO: City Council

FROM: Development Staff

DATE: February 23, 2026

SUBJECT: Public hearing to receive public comment regarding proposed amendments to Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy, as recommended by the Planning & Zoning Commission.

Public Hearing: A

Summary:

Conduct a public hearing and receive public comment regarding proposed amendments to Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy (TCOs), as recommended by the Planning & Zoning Commission.

Overview of Planning & Zoning Recommendation:

The Planning & Zoning Commission reviewed proposed amendments to the Temporary Certificate of Occupancy ordinance and recommended changes intended to strengthen compliance, improve administrative clarity, and balance enforcement with fairness to property owners. The recommended framework increases financial security, adds a processing fee, clarifies timing provisions related to City review, and provides a structured mechanism for extended temporary occupancy, when necessary, while declining to include a restriction on unrelated construction activity.

Recommended Framework

Under the recommended ordinance, a Temporary Certificate of Occupancy may be issued when all interior inspections are complete and the structure is safe to occupy, with only exterior improvements remaining.

Key elements of the recommended framework include:

1. **Increased Fiscal Security and Application Fee** - The required cash deposit for issuance of a Temporary Certificate of Occupancy would increase from \$25,000 to \$30,000, and a new \$5,000 non-refundable application fee would be established.
2. **Clarification of the TCO Completion Timeline** - The ordinance would clarify that the TCO completion period is paused during periods when the project is under active City review, such as inspections or engineering approvals, ensuring applicants are not penalized for delays beyond their control.
3. **Extended Temporary Occupancy Option** - If a project has not received a final Certificate of Occupancy by the end of the initial TCO period, the ordinance would allow temporary occupancy to continue upon posting an additional \$30,000 cash deposit and payment of an additional \$5,000 fee, providing a defined and enforceable path forward while maintaining strong compliance incentives.
4. **Builder Activity Restriction** - The City initially considered prohibiting a builder from commencing construction on another property within the City until the prior TCO was finalized. The Planning &

Zoning Commission did not recommend this provision, citing concerns that it could unfairly penalize an unrelated second homeowner.

All other core elements of the existing TCO ordinance, including eligibility standards, certification requirements, liquidated damages provisions, and extension criteria, remain in effect unless otherwise amended.

Next Steps

After the public hearing, the Council will decide whether to adopt the Planning & Zoning Commission's proposed ordinance amendments, modify them, or take no action. This Action Item is listed separately on the Council Agenda.

REVISED ORDINANCE

Sec. 74-176. Certificates of occupancy or completion, temporary certificates of occupancy, and related fiscal security.

Before occupancy, use, or change of use, a certificate of occupancy shall be required upon substantial completion for any of the following:

- 1) Occupancy and use of a building erected or structurally altered.
- 2) Change in use of an existing building to a use of a different classification.
- 3) Occupancy and use of vacant land.
- 4) Change in the use of land to a use of a different classification.
- 5) Any change in the use of a conforming use.
- 6) A person may file an application with the building official for the installation of gas meters before the issuance of a certificate of occupancy, provided that:
 - a. The proposed use or temporary occupancy, if applicable, is not hazardous to life, health, or public safety; and
 - b. The applicant posts fiscal security with the building official equal to the estimated cost to perform the installation of the gas meter, but in no event shall exceed \$2,000.00. A qualified professional must provide the city building official with an estimate of the cost, and the building official's approval of the estimate is required. The applicant must post the fiscal security as a cash deposit.
- 7) A temporary certificate of occupancy may be obtained if the structure has been completed and the issuance of the final certificate of occupancy is solely dependent upon the successful completion of all exterior improvements, exterior inspections, and the building final, provided that:
 - a. A preliminary final walk-through has been completed and successful passage of such walk-through has been confirmed by two (2) of the following city officials: the building official, the city administrator, or the mayor; and
 - b. Occupancy of the building is not hazardous to life, health, or public safety; and
 - c. The structure has successfully passed all interior inspections, including completion of the interior final; and
 - d. The applicant posts fiscal security with the building official in the amount of ~~\$25,000.00~~ **\$30,000.00**, which shall be posted as a cash deposit; and
 - e. **In addition to the fiscal security required herein, the applicant shall pay a non-refundable temporary certificate of occupancy processing fee in the amount of \$5,000.00; and**
 - f. The property owner and builder affirm, in writing, that the property will be able to receive a certificate of occupancy within 45 days of the issuance of the temporary certificate of occupancy. The property owner and builder further agree that for each day beyond the forty-five (45) day period, the property owner shall pay \$2,000.00 per day from the fiscal security as liquidated damages for failure to comply with the requirements of this section; provided, however, the property owner and builder may appeal the amount of liquidated damages assessed. **The assessment or collection of liquidated damages under this section shall not constitute the City's**

exclusive remedy and shall not preclude the City from pursuing any other remedy available at law or in equity, including but not limited to enforcement proceedings, municipal court action, injunctive relief, or the filing of any lien authorized by law; and

- g. The applicant may request a maximum of two (2) 30-day extensions if the applicant can establish that extraordinary circumstances exist that will reasonably prevent the property from being ready to receive a certificate of occupancy within the initial 45-day temporary certificate of occupancy period or within any subsequently approved 30-day extension period, if applicable. For purposes of this section, extraordinary circumstances shall be limited to acts of God or other unforeseeable events that prevent the owner or builder from completing necessary work to receive a certificate of occupancy. Financial hardship does not qualify as an extraordinary circumstance. Requests for an extension must be in writing and on a form approved by the city. The city administrator shall consider any such request and approve or deny the request. The city administrator's determination may be appealed to the city council, whose decision shall be final.
- h. A property owner and builder have the burden to establish that extraordinary events have occurred that prevented timely compliance with the 45-day temporary certificate of occupancy period or any approved extension thereof. City council has absolute discretion as it relates to any relief granted under this subsection. A determination made by the city council on any such appeal shall be final.
- i. Extended temporary occupancy option following exhaustion of extensions - If a property has not received a final certificate of occupancy after expiration of the initial forty-five (45) day temporary certificate of occupancy period and any extensions granted pursuant to subsection (7)(g), the property owner may request authorization to continue temporary occupancy for one (1) additional period not to exceed thirty (30) days, provided that all of the following conditions are satisfied:

 - (1) The property owner has timely complied with the requirements of the initial temporary certificate of occupancy period and any approved extensions and is actively pursuing issuance of a final certificate of occupancy; and
 - (2) The property owner posts additional fiscal security in the amount of \$30,000.00, which shall be a cash deposit, separate and apart from any fiscal security previously posted under this section; and
 - (3) The property owner pays an additional non-refundable temporary certificate of occupancy processing fee in the amount of \$5,000.00; and
 - (4) The building official determines that continued temporary occupancy of the structure is not hazardous to life, health, or public safety; and
 - (5) The property owner and builder reaffirm, in writing, their obligation to obtain a final certificate of occupancy within the extended temporary occupancy period.
 - (6) All liquidated damages provided for in subsection (7)(f) shall continue to accrue and be assessed during the extended temporary occupancy

period. Authorization of an extended temporary occupancy under this subsection shall not constitute a waiver of any code requirement, enforcement authority, or compliance deadline, and shall not be construed as a guarantee that any further extension, renewal, or relief will be granted. No more than one (1) extended temporary occupancy period shall be permitted.

- j. Notwithstanding any contrary provisions, the 45-day temporary certificate of occupancy period and any approved extensions will be suspended during periods when the applicant is awaiting an inspection, review, approval, or other action by the City, provided that the applicant has timely requested such actions and is not in default of any Code requirements. The suspension will commence upon submission of a complete, compliant request and will end upon the City's return of inspection or review results.
- 8) The city shall return any remaining fiscal security to the applicant upon determination by the building official that the applicant has obtained a certificate of occupancy; provided, however, if the building official determines that the applicant has breached the obligations secured by the fiscal security, such fiscal security shall be paid to the city as liquidated damages.

History

(Ord. No. 647, § 7.6, 6-25-84; Ord. No. 945, 7-24-06; Ord. No. 2017.09.25B, § 1, 9-25-17; Ord. No. 2021.03.08, § 1, 3-8-21; Ord. No. 2026., § 1, --26

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: February 23, 2026

SUBJECT: Consideration and possible action on approval of the Regular City Council Meeting Minutes held on January 26, 2026.

Agenda Item: 1

Informational Summary

The minutes from the Regular City Council Meeting held on January 26, 2026, are presented for Council review and approval. Approval of the minutes confirms the accuracy of the City's official legislative record and ensures compliance with applicable transparency and recordkeeping requirements.

Key actions include:

1. Approval of a rolling street closure for the Memorial High School Rodeo Run;
2. Adoption of the Order of Election Resolution and authorization of a joint election with Spring Branch ISD for the May 2, 2026, General Election;
3. Adoption of resolutions designating the City's official newspaper and approving annual financial-related policies; and
4. Approval of the December 2025 Investment Report and disbursements exceeding \$10,000; and

Recommendation

Staff recommends approval of the January 26, 2026, Regular City Council Meeting Minutes as presented.

MINUTES

CITY OF PINEY POINT VILLAGE

REGULAR COUNCIL MEETING

January 26, 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); Jonathan C. Curth (Position 5).

City Representatives Present:

Robert Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, MVPD Police Commissioner; Ray Schultz, MVPD Police Chief; Brian Baker, MVPD Patrol Commander; 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 6:00 p.m., noting a quorum was present.

Pledge of Allegiance

The Pledge of Allegiance was led by the Council.

Citizens Wishing to Address Council

- Brian Thompson spoke to the Council about the potential modifications to the Temporary Certificate of Occupancy (TCO) that the Planning and Zoning Commission is currently evaluating.
- No other public comments were received.

NEW BUSINESS

1. **Consideration and possible action on approval of the Council Meeting Minutes held on December 15, 2025.**
 - Motion: Bender moved to approve the minutes as presented. Rohde seconded.
 - Vote: AYES: Herminghaus, 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 December 2025 activity report.
 - The Council sought clarification on a recent incident at Kinkaid, particularly focusing on the primary emergency notification procedures for schools in the area. Additionally, further discussions took place regarding security measures along the bayou.
 - No formal action taken.

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

- Chief Croft provided the December 2025 activity update.
- Croft answered questions about ambulance service fees and response times. Ramey updated the audit process and explained how private equity costs and the budget impact fire equipment. They also discussed returning surplus funds from last year's budget to the cities.
- No formal action taken.

➔ **At 6:47 p.m., Council adjusted the order of business to consider Item #5 prior to Item #4.**

5. Consideration and possible action on authorizing a rolling street closure for the Memorial High School Rodeo Run.

- Jenna Rosen from SBISD presented the concept and request for The Rodeo Run. The run is scheduled to begin at 8:00 AM to minimize traffic issues. Participants who cannot adhere to the rolling closure timetable may be directed to the sidewalk for their safety. The administration will inform residents in advance about the run closure.
 - Motion: Herminghaus moved to approve the rolling street closure for the Memorial High School Rodeo Run. Bender seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved.

4. Consideration and possible action on City Engineering.

- HDR Engineering presented an update on active City infrastructure projects, including coordination to finalize temporary construction easements for the Windermere Outfall Repair and closeout activities for the Chuckanut and Chapelwood drainage projects. HDR also summarized ongoing coordination with Kinkaid School and its traffic consultant on alternative intersection concepts that emphasize safety and community impacts. Additional updates included signal improvements on Harris County Memorial Drive, vehicle-detection options, potential future smart-signal enhancements, and the Memorial Drive asphalt reclamation project.
- The city will explore various third-party options to enhance the capabilities of smart traffic signals.
- HDR and staff discussed HCFCD's long-term planning considerations related to potential routing options for Soldiers Creek flood relief.
- Council requested that we inform residents in advance on behalf of MVWA regarding scheduled utility improvements.
- The Council discussed prior efforts and ongoing considerations related to landscape improvements, including earlier Council acknowledgement of the potential need for professional landscape design assistance and past direction to explore qualified

services and funding options for a landscape standards manual and conceptual design work. It was noted that staff evaluated the feasibility of engaging landscape services through the City's existing engineering consultant and that preliminary rendering costs were higher than anticipated. The Council generally agreed that landscaping efforts should be considered separately from roadway and bridge improvements. The Beautification Committee was recognized as a resource for advancing planting concepts. Potential gateway enhancements, including tree and shrub plantings, were also discussed, with the understanding that any broader infrastructure elements would require future public review and Council consideration. HDR will prepare a general conceptual plan and associated cost information for phased landscaping improvements for discussion at the February Engineering Committee meeting.

- No further actions were taken.

6. Consideration and possible action to approve an Order of Election Resolution (RES 2026.01) and authorize a joint election with Spring Branch Independent School District for the General Municipal Election on May 2, 2026.

- Motion: Kollenberg moved to approve the Order of Election Resolution (RES 2026.01) and authorize a joint election with Spring Branch Independent School District for the General Municipal Election on May 2, 2026. Bender seconded.
- Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
- Action: Resolution adopted and authorization for a joint election granted.

7. Consideration and possible action on a resolution (RES 2026.01-A) designating the official newspaper of the City of Piney Point Village for 2026.

- Motion: Kollenberg moved to approve the resolution (RES 2026.01-A) designating the official newspaper of the City of Piney Point Village for 2026. Bender seconded.
- Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
- Action: Resolution adopted designating the Examiner as the official newspaper.

8. Consideration and possible action on annual financial-related policies, including a) Resolution (RES 2026.01-B1) adopting the 2026 Financial Investment Policy and Investment Strategy. b) Resolution (RES 2026.01-B2) adopting the 2026 City Accounts Payable Policy. c) Resolution (RES 2026.01-B3) adopting the 2026 City Credit Card Policy. d) Resolution (RES 2026.01-B4) adopting the 2026 City Financial Fraud Policy.

- Motion: Bender moved to approve Resolutions RES 2026.01-B1 through B4, adopting the City's annual related financial policies. Herminghaus seconded.
- Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
- Action: Resolutions RES 2026.01-B1 through B4 on the financial policies are adopted.

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

- Mayor Dutt announced that the city was under heightened alert during the forecasted weather event. However, the expected icy conditions did not materialize.
- No action taken.

10. Consideration and possible action regarding the City Administrator’s Monthly Report, including the Financial Report – December 2025, Property Tax Report, Investment Report (12/2025), Disbursements greater than \$10,000; in addition to an update on temporary certificate of occupancy review, Update on mosquito spray services, update on Kinkaid / San Felipe Intersection Improvements, and update on Harris County Memorial Drive Intersection Improvements.

- The City Administrator presented various items in the City Administrator Report.
- Council discussed options for reducing mosquito spray service costs, including the potential for negotiating revised pricing or exploring alternative payment structures prior to initiating a formal request for proposals. During the discussion, Mosquito Hunters was identified as a potential service provider for informational outreach.
- A review update was provided by the Administrator regarding the temporary certificate of occupancy, along with details on the Kinkaid/San Felipe Intersection Improvements and the Harris County Memorial Drive Intersection Improvements. Staff is to send the Planning and Zoning (P&Z) recommendation to the Council as soon as it becomes available, so that the Council has time to review.
 - Motion: Bender moved to approve Investment Report (12/2025). Kollenberg seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action (1): 2025 Q4 Investment report approved.
 - Motion: Bender moved to approve the disbursement of \$64,696.15. Herminghaus seconded.
 - Vote: AYES: Herminghaus, Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action (2): On Par Pay Estimate #6 for Chuckanut Drainage approved as presented.
- No further action was taken.

11. Executive Session – Legal Consultation

- The Council determined that an Executive Session was not necessary and did not convene into Executive Session.

12. Reconvene into Regular Session

- Council did not convene into Executive Session.

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

- Council reviewed upcoming meetings and dates, including the Beautification Committee meeting scheduled for February 9, the Engineering Committee meeting

scheduled for February 11, the Presidents' Day holiday on February 16, and the Regular Council Meeting scheduled for February 23.

- No formal action taken.

ADJOURNMENT

- Councilmember Bender moved to adjourn; Councilmember Herminghaus seconded.
- Mayor Dutt adjourned the meeting at 7:50 p.m.

PASSED AND APPROVED on the **23rd** day of **February** 2026.

Aliza Dutt
Mayor

Robert Pennington
City Administrator / Authorized City Secretary

TO: City Council

VIA: R. Schultz, Police Chief

MEETING DATE: February 23, 2026

SUBJECT: Discuss and take possible action regarding the Memorial Villages Police Department.

Agenda Item: 2

This agenda item provides the City Council with the January 2026 operational report from the Memorial Villages Police Department (MVPD). The attached binder packet includes detailed information regarding calls for service, enforcement activity, arrests, crime trends, ALPR analytics, staffing, and budget performance.

a) Activity Review – January 2026

- **Department-Wide Activity**
 - Total calls/incidents: 6,109
 - Citations issued: 873
 - Average emergency response time: 3:19 minutes
- **Piney Point Village Activity**
 - Total calls/incidents: 1,624
 - Citations issued: 147
 - Average emergency response time: 3:23 minutes
- **Criminal Activity:**
 - Crimes Against Persons: 1
 - Crimes Against Property: 8
 - Arrests: 16 (7 Warrants, 4 Class C, 4 Felony, 1 Intoxication)
- **Community Engagement:**
 - BHE STEM Fair participation and coordination with Kinkaid and St. Francis Schools regarding emergency alert protocols.

b) MVPD Medical Insurance Renewal (2026–2027 Plan Year) (Page 33-114)

The MVPD medical plan renews on April 1, 2026. BCBS proposes a premium increase from \$766,093 to \$1,153,990 (50.6%) due to high claims and healthcare costs. A dual-option model (PPO + Narrow Network) could lower the increase to 31.3%, resulting in a blended premium of \$1,005,944 and saving about \$148,000. For Piney Point Village (8 enrolled), costs would rise from \$71,795 to \$108,149 under full renewal, while the dual-option model would increase costs by \$26,000–\$30,000.

The Medical Insurance Renewal affects Piney Point Village and Bunker Hill Village. The Police Commission is evaluating Curative as a potential alternative carrier due to a significant proposed increase and will hold a special meeting later this month. No Council action is needed at this time; staff will provide updates after the Commission meeting.

c) 2025 Annual Profiling Report (Page 116-121)

The Annual 2025 Racial Profiling Report is submitted in accordance with state reporting requirements and requires formal approval.

d) 2025 Budget Year-End Amendment (Page 122-123)

The proposed year-end budget amendment addresses reconciliations and adjustments necessary to close out FY2025. Various account increases in appropriations total \$44,000, offset by the same amount in the Small Equipment Line Item. The Auto Replacement Fund is to increase by \$25,000. No additional revenue is requested from Piney Point as the increase is covered by the MVPD Auto Replacement fund balance. Formal approval is requested.

e) SpeedAlert 24 Radar Message Sign (Page 124-126)

MVPD has received a revised quote dated January 30, 2026, from All Traffic Solutions for the purchase of a SpeedAlert 24 Radar Message Sign (RMS) with ATS-5 trailer and associated equipment. The updated quote reflects an additional \$1,000 promotional discount, reducing the total cost from \$18,999.44 to \$17,999.44. The equipment specifications remain unchanged. The package includes a 3-Year Warranty. The purchase is available through TX-BuyBoard Contract 703-23, satisfying procurement requirements.

Recommendation:

It is recommended that the City Council:

- 1) Approve the 2025 Annual Racial Profiling Report as submitted, confirming compliance with applicable state reporting requirements.
- 2) Approve the 2025 MVPD Budget Year-End Amendment to reconcile FY2025 budget accounts as presented.
- 3) Approve the SpeedAlert 24 Radar Message Sign with trailer and associated equipment available through TX-BuyBoard Contract 703-23 as presented.



Memorial Villages Police Department
11981 Memorial Drive
Houston, Texas 77024
Tel. (713) 365-3701

Raymond Schultz
Chief of Police

February 9, 2026

TO: MVPD Police Commissioners

FROM: R. Schultz, Chief of Police

REF: January 2026 Monthly Report

During the month of January, MVPD responded/handled a total of 6,109 calls/incidents. 3,105 House watch checks were conducted. 888 traffic stops were initiated with 873 citations being issued for 1,279 violations. (Note: 17 Assists in Hedwig, 149 in Houston, 1 in Spring Valley and 0 in Hillshire)

Calls/Events by Village were:

Village	Calls/YTD	House Watches/YTD	Accidents	Citations	Response Time
Bunker Hill:	1960/1960	784/784	2	199/199/398	1@1:58
Piney Point:	1624/1624	896/896	3	147/217/364	4@3:23
Hunters Creek:	2292/2292	1424/1424	9	262/255/517	9@3:28
				Cites/Warn/Total	14@3:19

Type and frequency of calls for service/citations include:

Call Type	#	Call Type	#	Citations	#
False Alarms:	134	E-Bike Violations	7	Speeding:	226
Animal Calls:	48	Ord. Violation	13	Exp. Registration	373
ALPR Hits:	17	Information	15	Ins	125
Assist Fire:	33	Suspicious Situation	83	No License	64
Assist EMS:	27	Loud Party	6	Stop Sign	63
Construction Checks	818	Welfare Checks	8	Fake Plate	14

*This month the department generated a total of 73 police reports.
 BH-18, PP-19, HC-32, HOU-4, HED-0, SV-0*

Crimes Against of Persons (1)

Assault 1

Crimes Against Property (8)

Motor Vehicle Theft	1	ID Theft/Fraud	3
Burglary of a Motor Vehicle	2	Theft	2

Petty/Quality of Life Crimes/Events (64)

ALPR Hits (valid)	7	DWI	0
Accidents	14	UUMV	1
Warrants	7	Fake Plates	5
Towed vehicles	15	Misc	7

Arrest Summary: Individuals Arrested (16)

Warrants	7	Public Intoxication	1	
Class 3 Arrests	4	Felony	4	MVPD 3

<u>Budget YTD:</u>	<u>Expense</u>	<u>Budget</u>	<u>%</u>
• Personnel Expense:	501,765	7,200,278	7.0%
• Operating Expense:	333,459	1,336,216	24.9%
• Total M&O Expenditures:	835,224	8,536,494	9.8%
• Capital Expenses:	185,561	144,000	0%
• Net Expenses:	835,224	8,680,494	10.0%

Follow-up on Previous Month Items/Requests from Commission

Staff have been working on the 2025 budget clean-up amendment and started work on potential amendments to the 2026 budget based on higher-than-expected increases in multiple line-item categories to include, TMRS, TML, healthcare, renewing contracts and licensing.

Personnel Changes/Issues/Updates

The department has received 2 applications for the position of Policer Officer (one vacancy). The selection process has been initiated and is on-going.

Major/Significant Events/Updates

Multiple cases of mail theft and check washing from residents who mailed 2026 SBISD school tax payments have been received. V-linc messaging was sent out to residents with instructions on how to pay taxes directly in-person. Investigations are on-going.

On 1/5/26 officers investigated a package theft case from a Bunker Hill home. The on-duty supervisor notified the evening shift specifics about the case as he had a hunch the suspect(s) may return. The following evening officers performing directed patrols, located and stopped a suspect who admitted to the theft.

1/13/26 a vehicle was stolen from a home on Saddlewood Lane. The ALPR was instrumental in assisting officers in determining directions of travel, and that the suspects had removed the victims license plate. A new condor camera assisted in locating and identifying the accomplice vehicle and a primary suspect. (They left the area using a different route to avoid detection) The stolen car was quickly recovered by MVPD detectives.

On 1/4/26 officers stopped a vehicle on a traffic violation and located a juvenile female runaway who was in the presence of an adult male driver who was armed. The male was arrested and the female returned to her home.

Personnel conducted storm preparations the week of January 20th for expected freezing temperatures. Staff remained on call throughout the weekend.

Community Projects

Officers Boggus and King attended the annual BHE STEM Fair and conducted follow-up visits with Kinkaid and St. Francis Schools reviewing emergency alerts protocols and video surveillance access abilities.

V-LINC new registrations in January +24

BH – 1796(+4)

PP – 1313 (+13)

HC – 1807 (+5)

Out of Area – 656 (+2)

2026 Officer Committed Time to Service Report

Employee Name		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Reports	Cites
ALSALMANI, ALI		29:59:28												7	79
BAKER, BRIAN C	*	0:00:00													
BALDWIN, BRIAN	*	5:24:20													
BIEHUNKO, JOHN		16:20:41												2	36
BOGGUS, LARRY	*	0:00:00													
BURLESON, Jason		18:54:09												1	46
BYRD, Rachied		19:29:59												2	53
CANALES, RALPH EDWARD		19:38:24												2	33
CERNY, BLAIR C.	*	0:00:00													
GONZALEZ, Jose		29:48:21												4	41
HARWOOD, NICHOLAS		12:57:06												2	29
JARVIS, RICHARD		17:59:41												2	39
JOHNSON, JOHN		16:52:47												2	20
JONES, ERIC	*	0:02:59													
KING, JEREMY		3:46:54												1	
KUKOWSKI, Andy		19:01:24												2	57
MCELVANY, ROBERT		7:34:39												1	11
MILLARD, Shaneca		18:11:21												4	29
ORTEGA, Yesenia		26:42:03												4	38
OWENS, LANE	*	0:00:00													
PALOMINO, Michelle		22:07:16												1	32
PAVLOCK, JAMES ADAM		17:28:44												6	36
RODRIGUEZ, CHRISTOPHER	*	2:19:56													
RODRIGUEZ, JOSE		19:09:35													36
RODRIGUEZ, REGGIE		14:43:28												3	13
SCHULTZ, RAYMOND	*	0:11:12													
SILLIMAN, ERIC		11:30:43												6	45
SPRINKLE, MICHAEL		20:54:49												4	52
TAYLOR, CRAIG		25:59:44													
VALDEZ, JUAN		17:05:04												2	39
WHITE, TERRY		27:08:04												6	55
* = Admin													Total	73	873

Dispatch Committed Time														Yr Total
911 Phone Calls		310												310
3700 Phone Calls		3986												3986
DP General Phone Calls*		91:48:32												
Radio Transmissions		17926												

* This is the minimal time as all internal calls route through the 3700 number.

MVPD – VFD Monthly Response Times Report

January 2026

911/Emergency Designated Calls - EMS and Fire

Total	7@3:29
Bunker Hill	0@0:00
Piney Point	2@4:05
Hunters Creek	5@3:15

EMS Only

Total	3@3:24
Bunker Hill	0@0:00
Piney Point	0@0:00
Hunters Creek	3@3:24

Fire Only

Total	4@3:34
Bunker Hill	0@0:00
Piney Point	2@4:05
Hunters Creek	2@3:02

Radio

Total	19@4:05
Bunker Hill	2@7:07*
Piney Point	4@3:23
Hunters Creek	13@3:45

* Sick Call

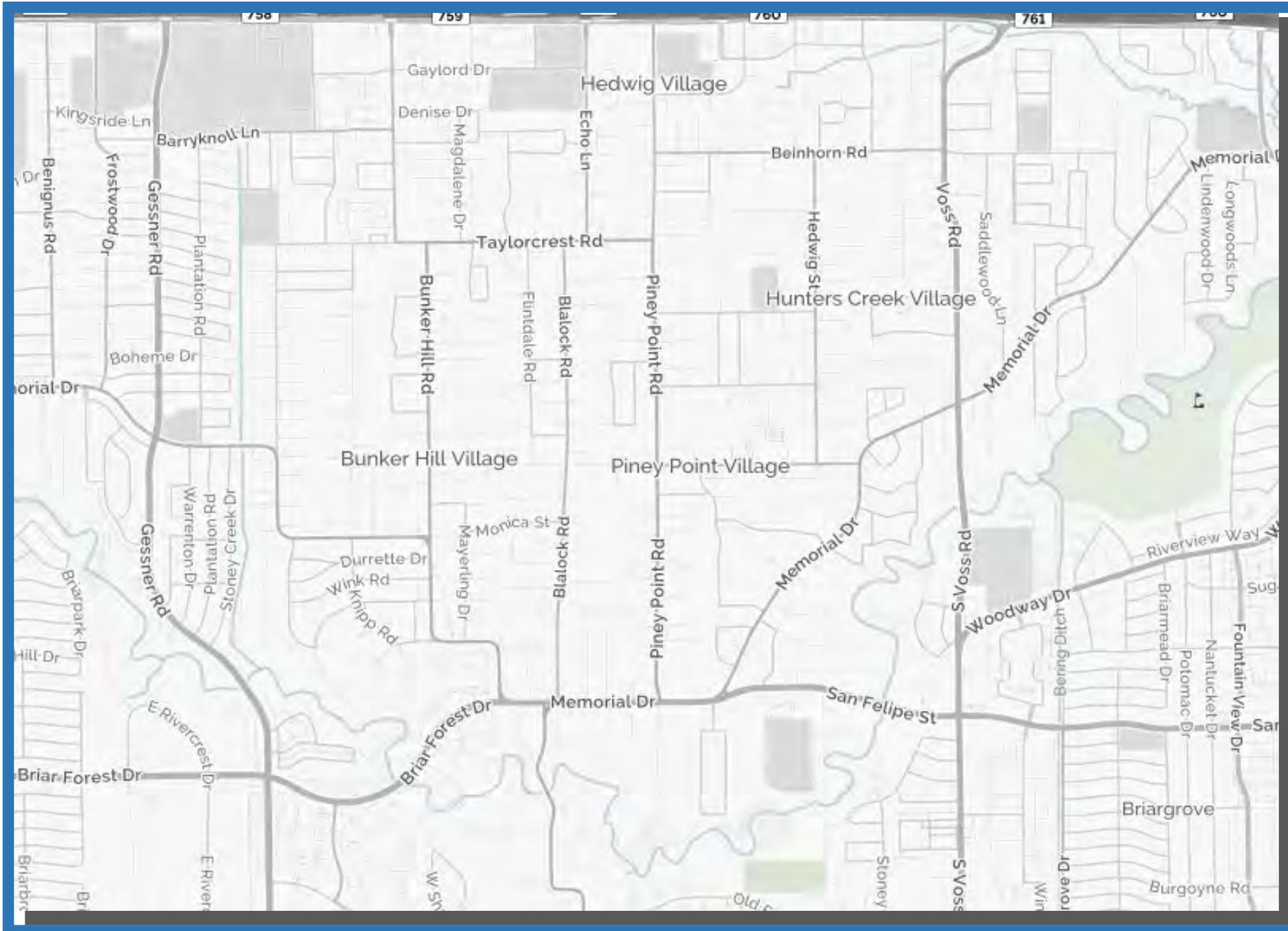
2026 Total Incidents

2026	Crimes Against Persons	Crimes Against Property	Quality of Life Incidents	Total	Arrests	Incidents	House Checks	YTD BH INC	YTD BH HC	YTD PP INC	YTD PP HC	YTD HC INC	YTD HC HC
January	1	8	64	73	16	6109	3105	1960	784	1624	896	2292	1424
February													
March													
April													
May													
June													
July													
August													
September													
October													
November													
December													
Total	1	8	64	73	16	6109	3105	1960	784	1624	896	2292	1424

2024 Totals	16	115	885	1016	286
Difference					
% Change					

80751	51864	27597	17507	21036	14006	29005	20319

Const Watch - 4905
Breaks - 3463



2026 Burglary Map

Address Alarm POE

2026 Robberies

Address MO



Daytime Burglary



Nighttime Burglary



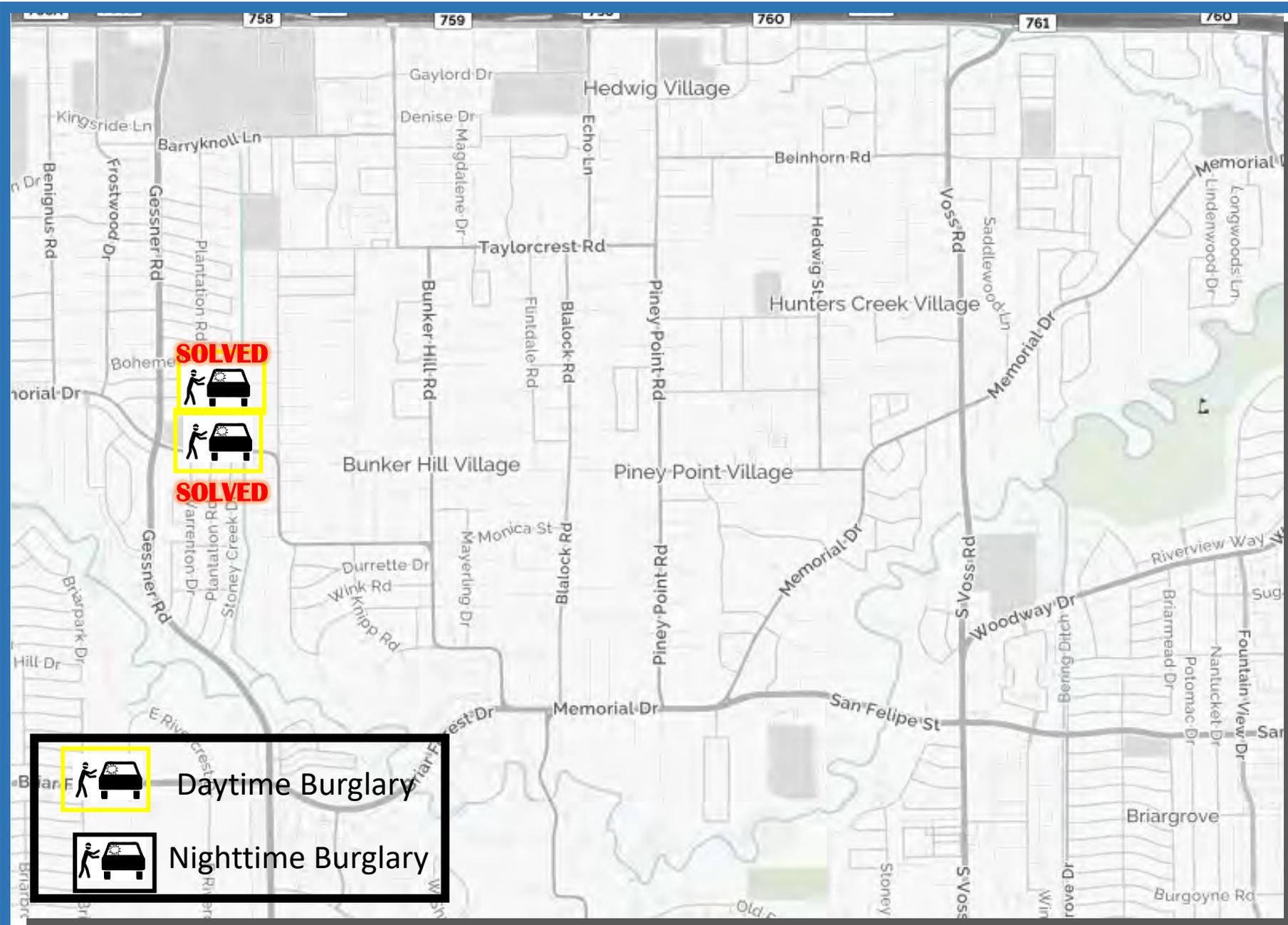
Robbery

MVPD
1/31/26

2
3

2026 Auto Burglary Map

Address	POE
12122 Tara Dr.	UNL
12131 Rhett	UNL



Contractor

Lock/Win Punch

* Jugging



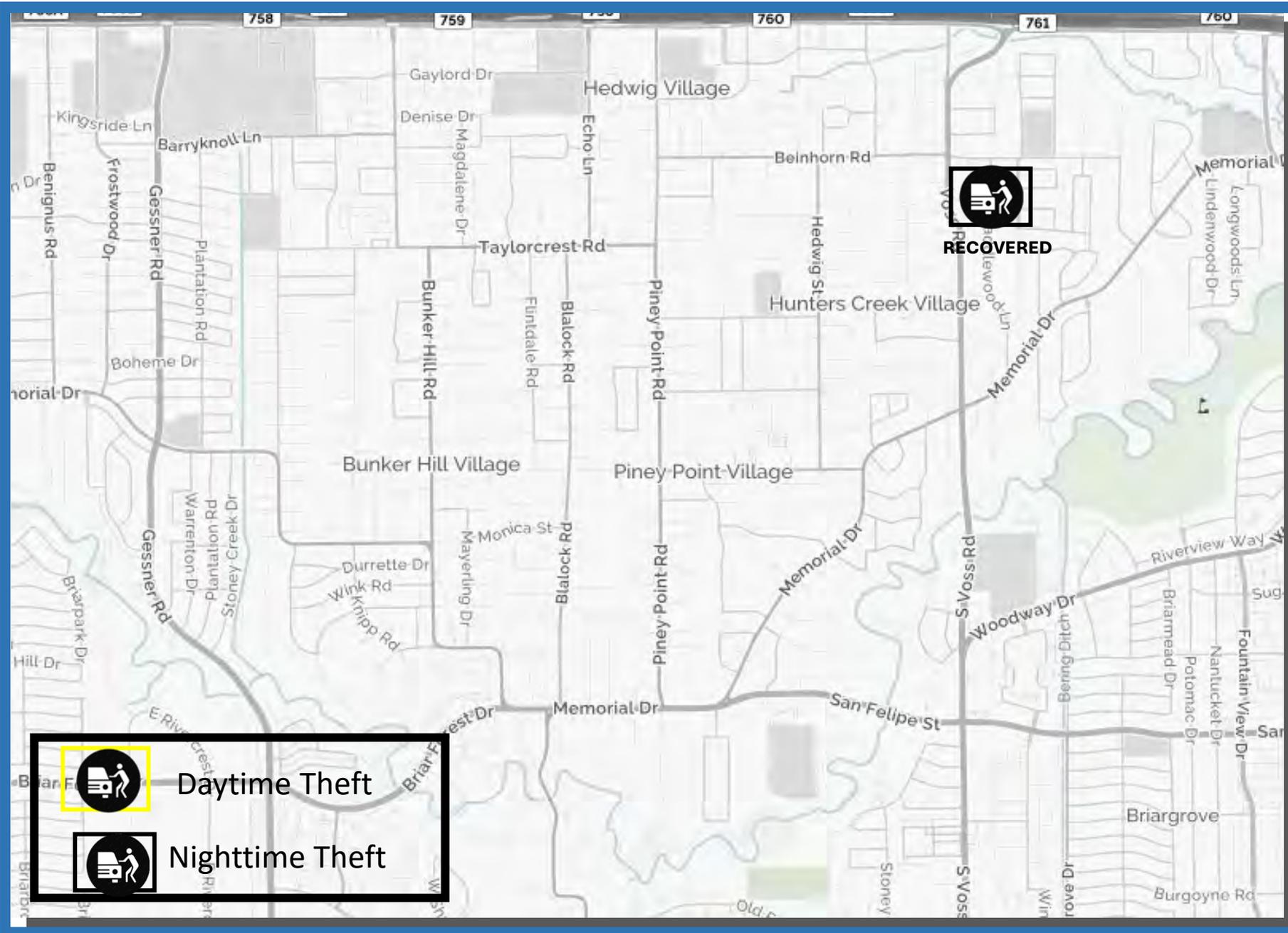
Blue Entry = Actual Location Unknown **SOLVED**

MVPD 10

2026 Auto Theft Map

Address
825b Saddlewood Ln

POE
UNL

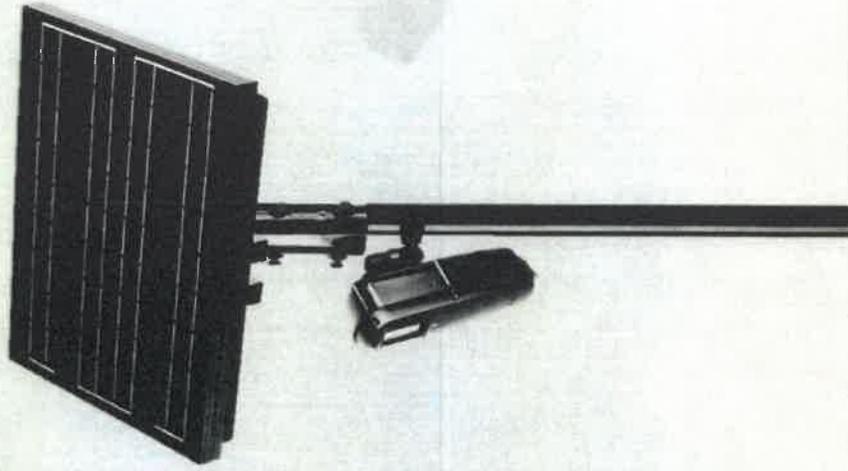


Burglary

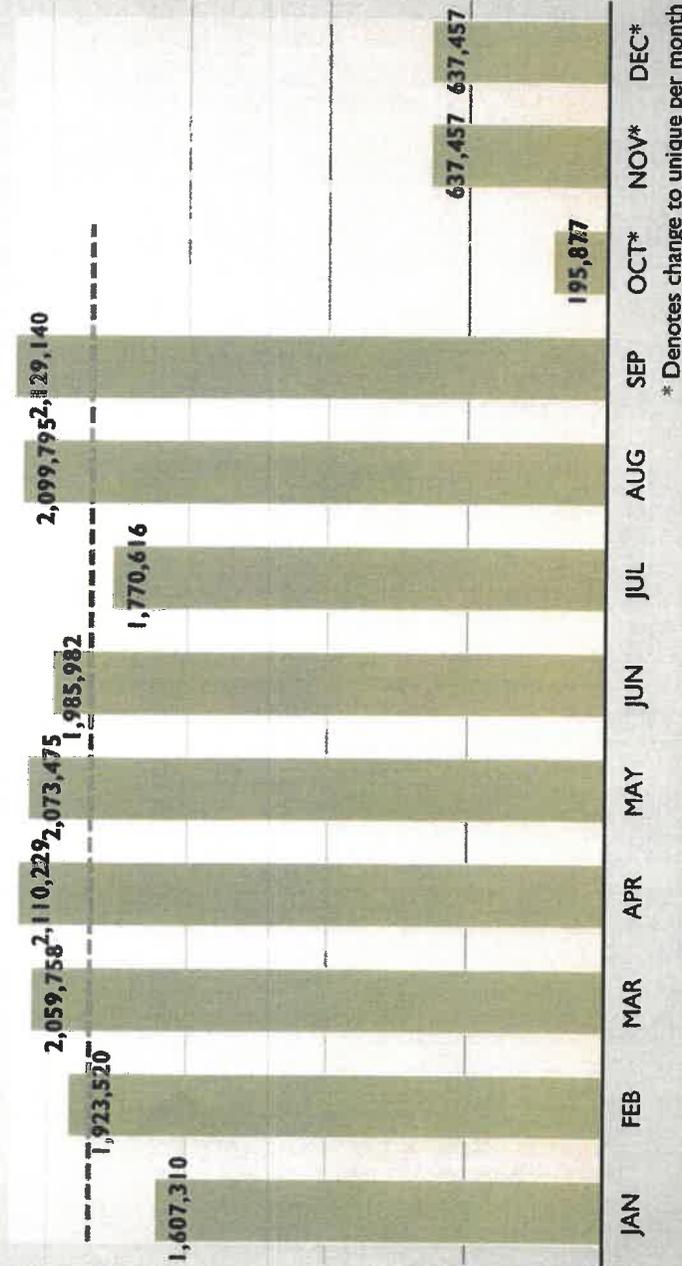
② ③ 


Blue Entry = Actual Location Unknown **SOLVED** MVD 11

2025 ALPR ANNUAL REPORT



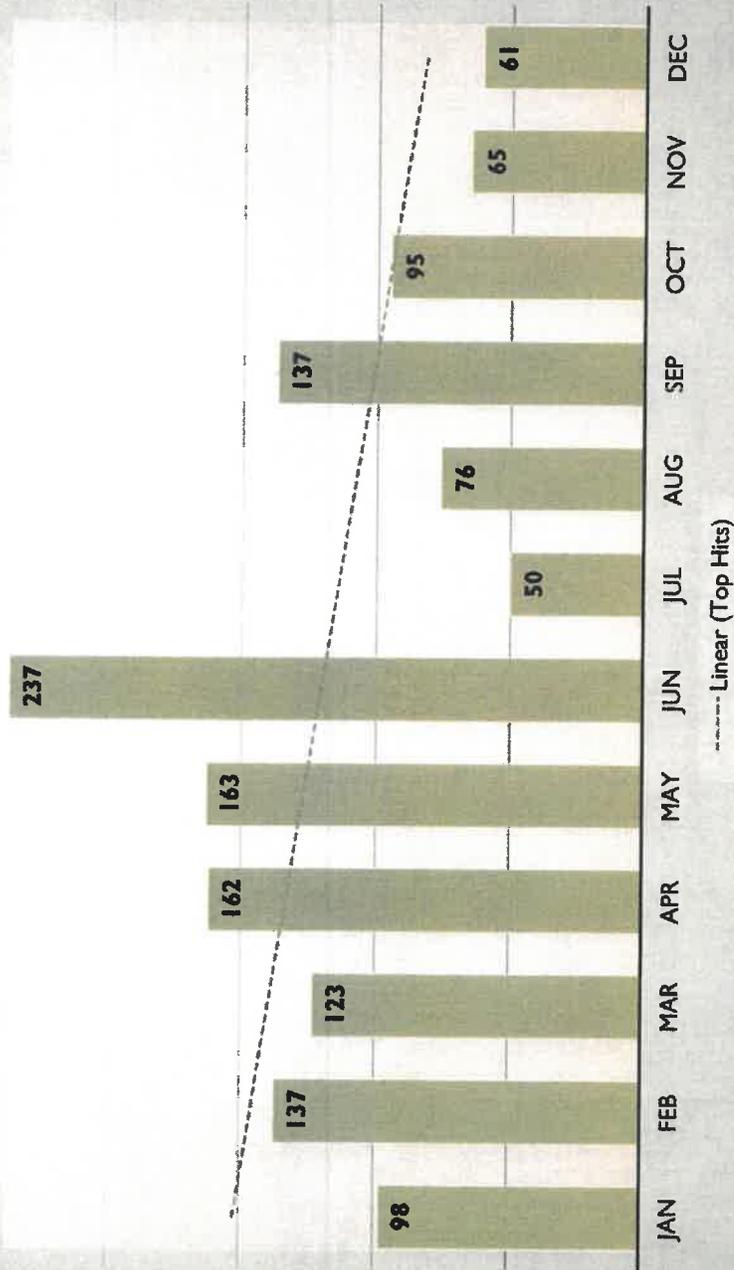
Unique Plate Reads



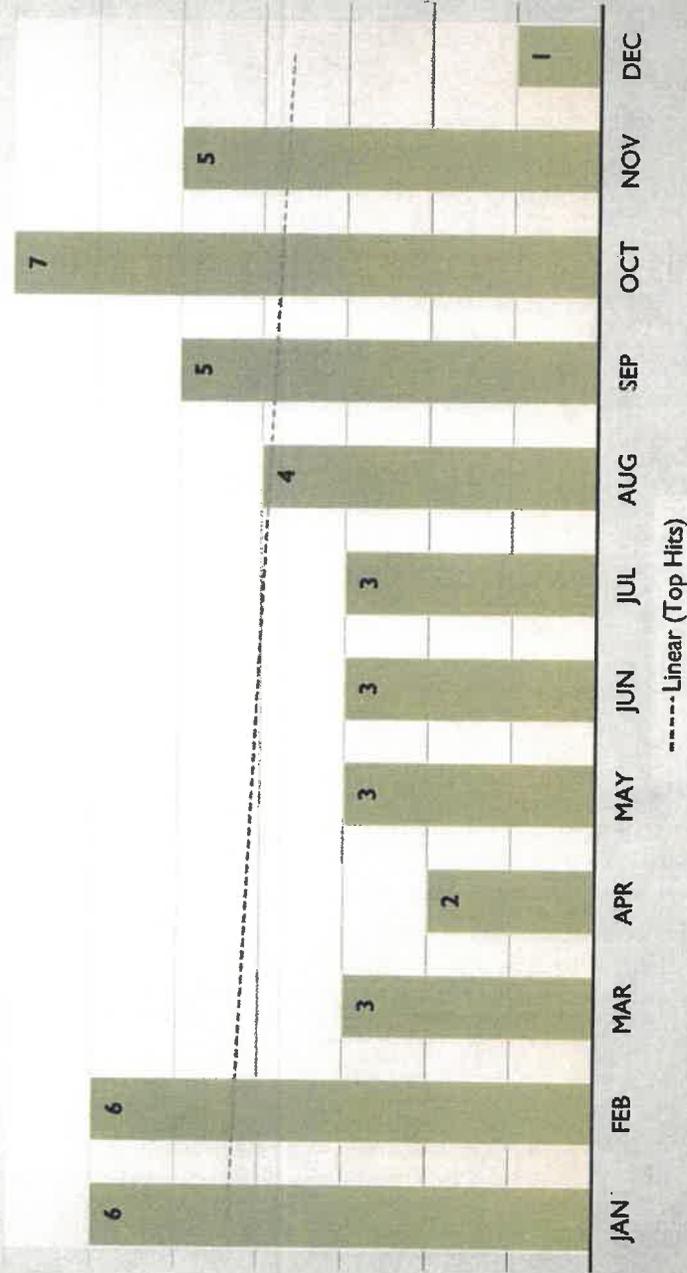
* Denotes change to unique per month



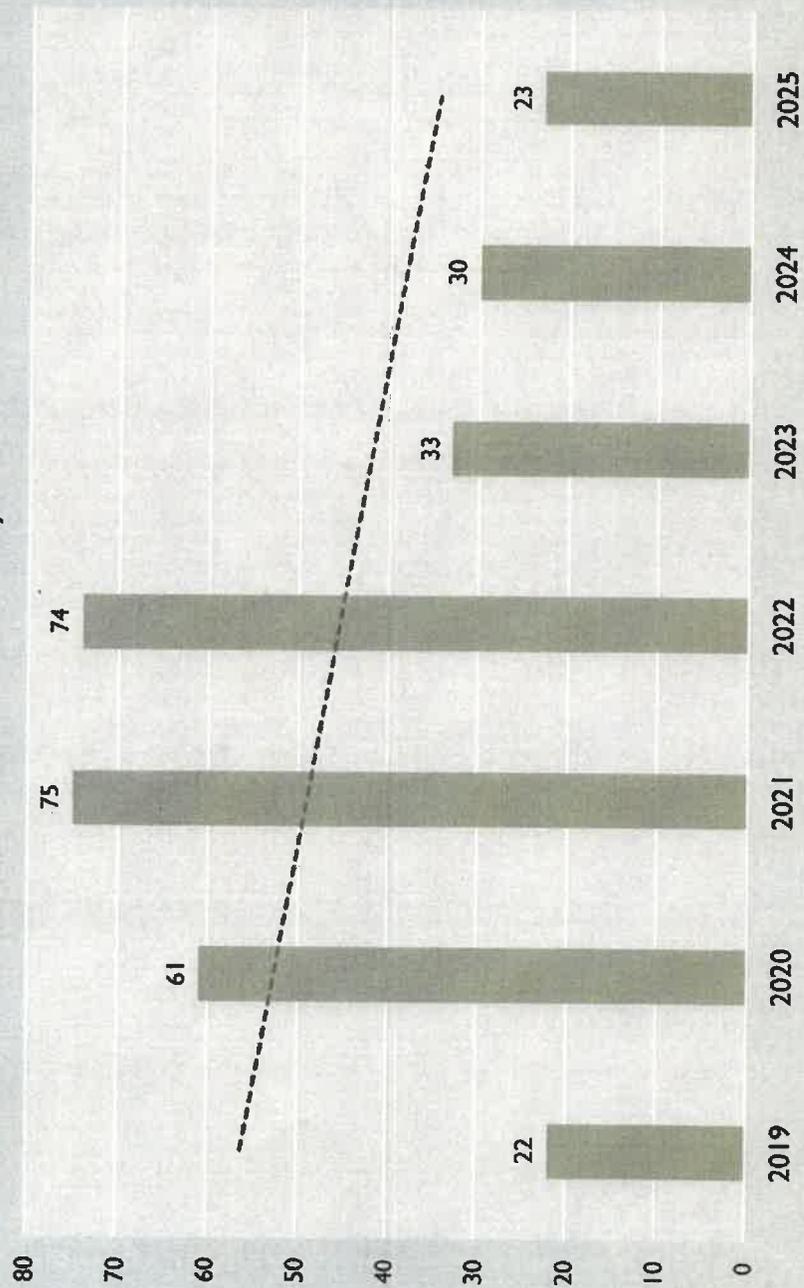
Top 6 Hits



Stolen Plates Recovered



Vehicle Recoveries by Year



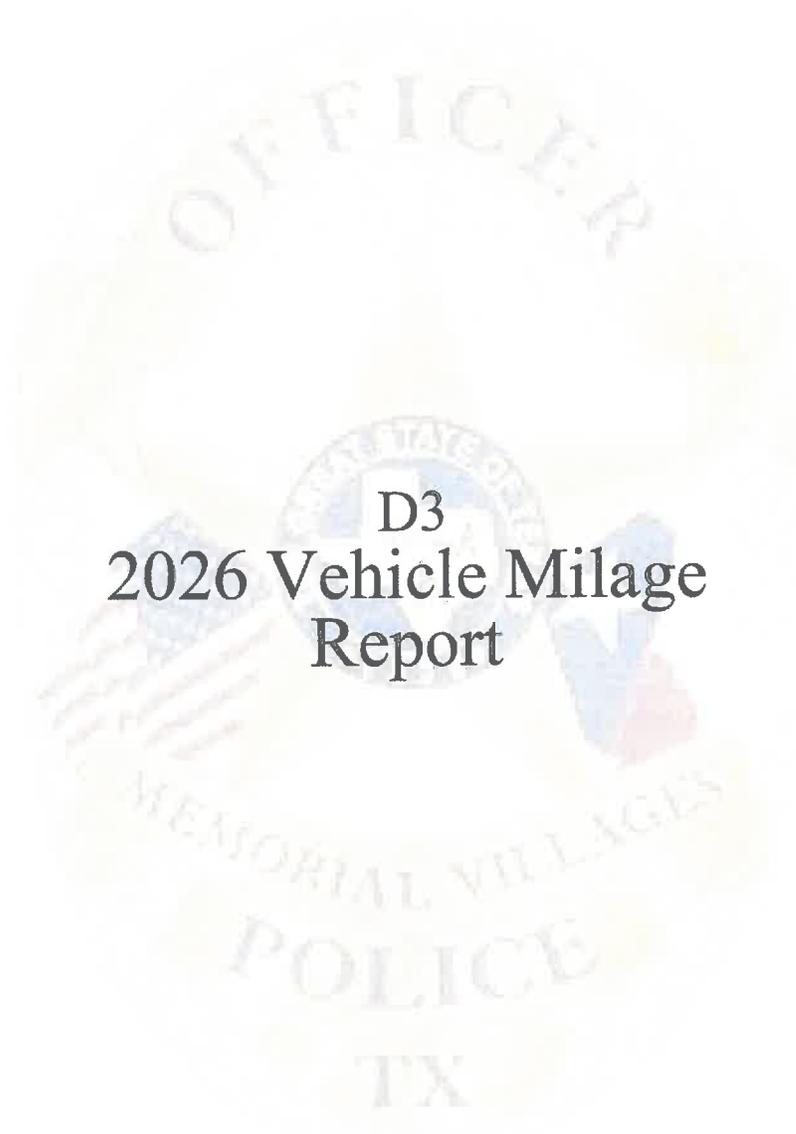
2025 ALPR Totals

16 of 23 recovered vehicles were linked to other crimes or criminal events
70%

- Fugitives - 4
 - Drugs - 1
 - Repeat Offender - 1
 - Fraud - 3
 - Mail Thefts - 0
 - Stolen Plate on Stolen Car - 1
 - Missing/Runaways - 5
- 16 Stolen Plates Recovered
- 12 were temporary tags
 - 3 Additional Stolen but Fled
- 4 Hot List Hits from other Agencies
- 1 Vehicle Recovered with 1 Firearms Recovered
- 14 Vehicles located/stopped still in NCIC

48 Investigate Leads were developed because of ALPR Technology





D3
2026 Vehicle Milage
Report



JANUARY 2026 ALPR REPORT



Total Plate Reads, Incl's multiple reads of same plate
Number of Unique Plates Read – Total without repeats
Number of Hits/Alerts - All 14 possible categories
Number of Hits/Alerts of the 6 monitored categories
Number of Sex Offender Hits (not monitored live)
Summary Report
Total Hits-Reads/total vehicles passed by each camera

2025 ALPR Data Report

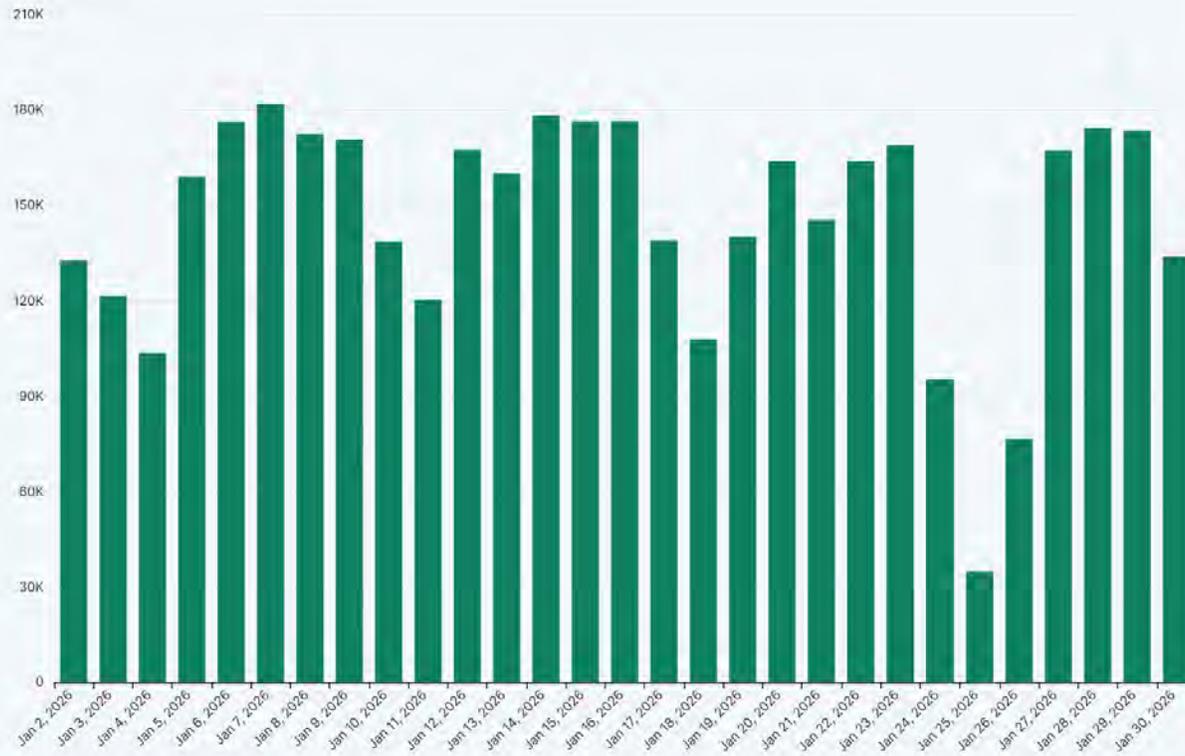
Total Reads 4,223,670

Cameras [ⓘ] Networks [ⓘ] Show Volume By [ⓘ]

Total Vehicle Volume
4,223,670

Year to Date Volume
5,580,024

Total Vehicle Volume



Total Vehicle Volume

Date	Volume
Jan 2, 2026	133,002
Jan 3, 2026	121,728
Jan 4, 2026	103,796
Jan 5, 2026	159,057
Jan 6, 2026	176,310
Jan 7, 2026	182,019
Jan 8, 2026	172,481
Jan 9, 2026	170,758
Jan 10, 2026	138,921
Jan 11, 2026	120,551
Jan 12, 2026	167,457
Jan 13, 2026	160,030
Jan 14, 2026	178,368
Jan 15, 2026	176,356
Jan 16, 2026	176,440
Jan 17, 2026	139,224
Jan 18, 2026	108,100
Jan 19, 2026	140,434
Jan 20, 2026	164,003
Jan 21, 2026	145,714
Jan 22, 2026	163,962
Jan 23, 2026	168,920
Jan 24, 2026	95,244
Jan 25, 2026	34,929

Unique Reads 775,897

Networks

All Devices

Camera Or Network Level Data

Network

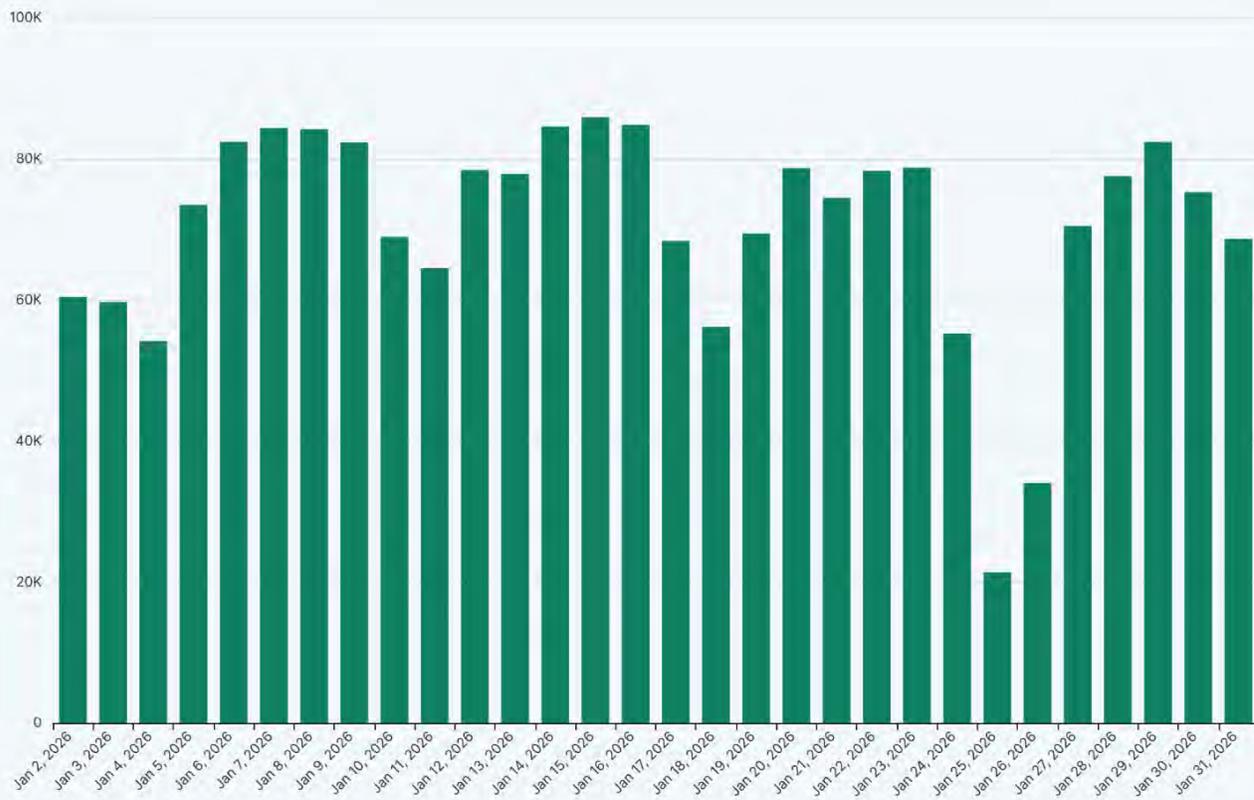
Summary or Detailed View

Summary

Unique Vehicle Volume

775,897

Unique Vehicle Volume



Unique Vehicle Volume

Date	Total Unique Plates
Jan 2, 2026	60,515
Jan 3, 2026	59,775
Jan 4, 2026	54,256
Jan 5, 2026	73,442
Jan 6, 2026	82,400
Jan 7, 2026	84,364
Jan 8, 2026	84,183
Jan 9, 2026	82,305
Jan 10, 2026	68,924
Jan 11, 2026	64,623
Jan 12, 2026	78,387
Jan 13, 2026	77,844
Jan 14, 2026	84,568
Jan 15, 2026	85,890
Jan 16, 2026	84,831
Jan 17, 2026	68,453
Jan 18, 2026	56,259
Jan 19, 2026	69,387
Jan 20, 2026	78,672
Jan 21, 2026	74,464
Jan 22, 2026	78,267
Jan 23, 2026	78,728
Jan 24, 2026	55,293
Jan 25, 2026	21,425

All Categories – All Hotlists

Total Hotlist Alerts

2,608

Official Hotlist Alerts

201

Your Custom Hotlist Alerts

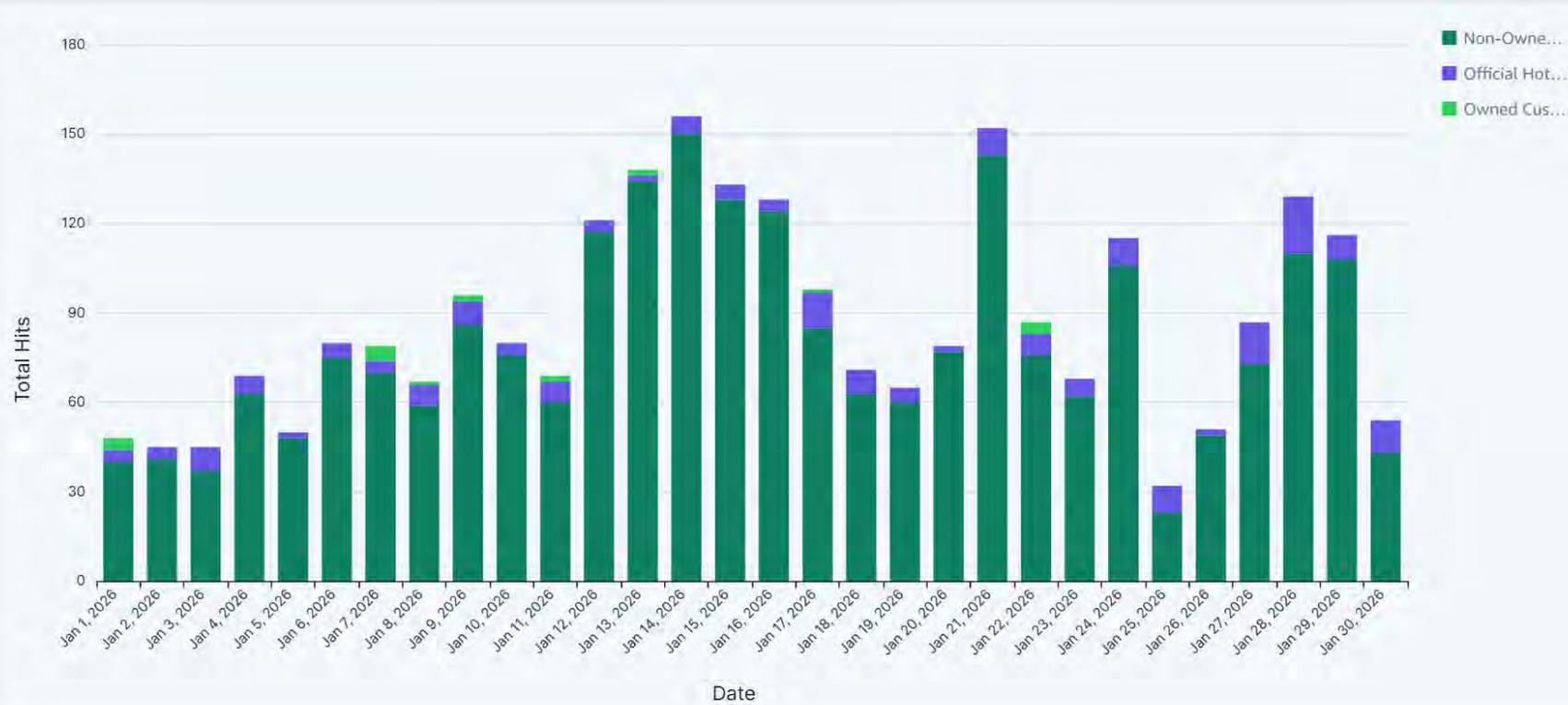
21

Other Custom Hotlist Alerts on Your Networks

2,386

Total Alerts by Topic

Topic	Alerts
Non Owned Custom Hotlist Alert	2,386
Sex Offender	132
Protection Order	31
Custom Hotlist Alert	21
Stolen Vehicle	13
Gang or Suspected Terrorist	10
Warrants	8
Stolen Plate	6
Missing Person	1



Top 6 Categories

Total Hotlist Alerts

51

Official Hotlist Alerts

30

Your Custom Hotlist Alerts

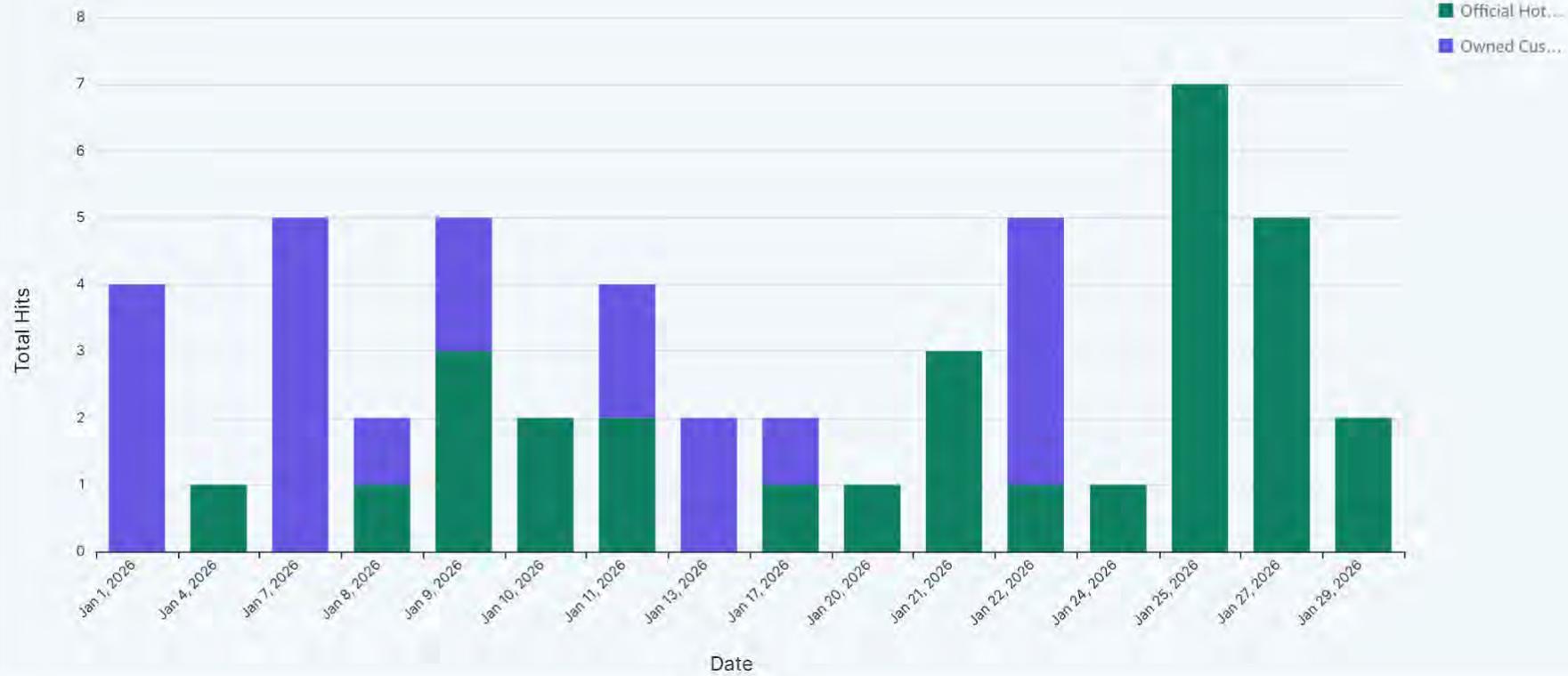
21

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

Topic	Alerts
Custom Hotlist Alert	21
Stolen Vehicle	13
Gang or Suspected Terrorist	10
Stolen Plate	6
Missing Person	1



Sex Offenders

Total Hotlist Alerts

132

Official Hotlist Alerts

132

Your Custom Hotlist Alerts

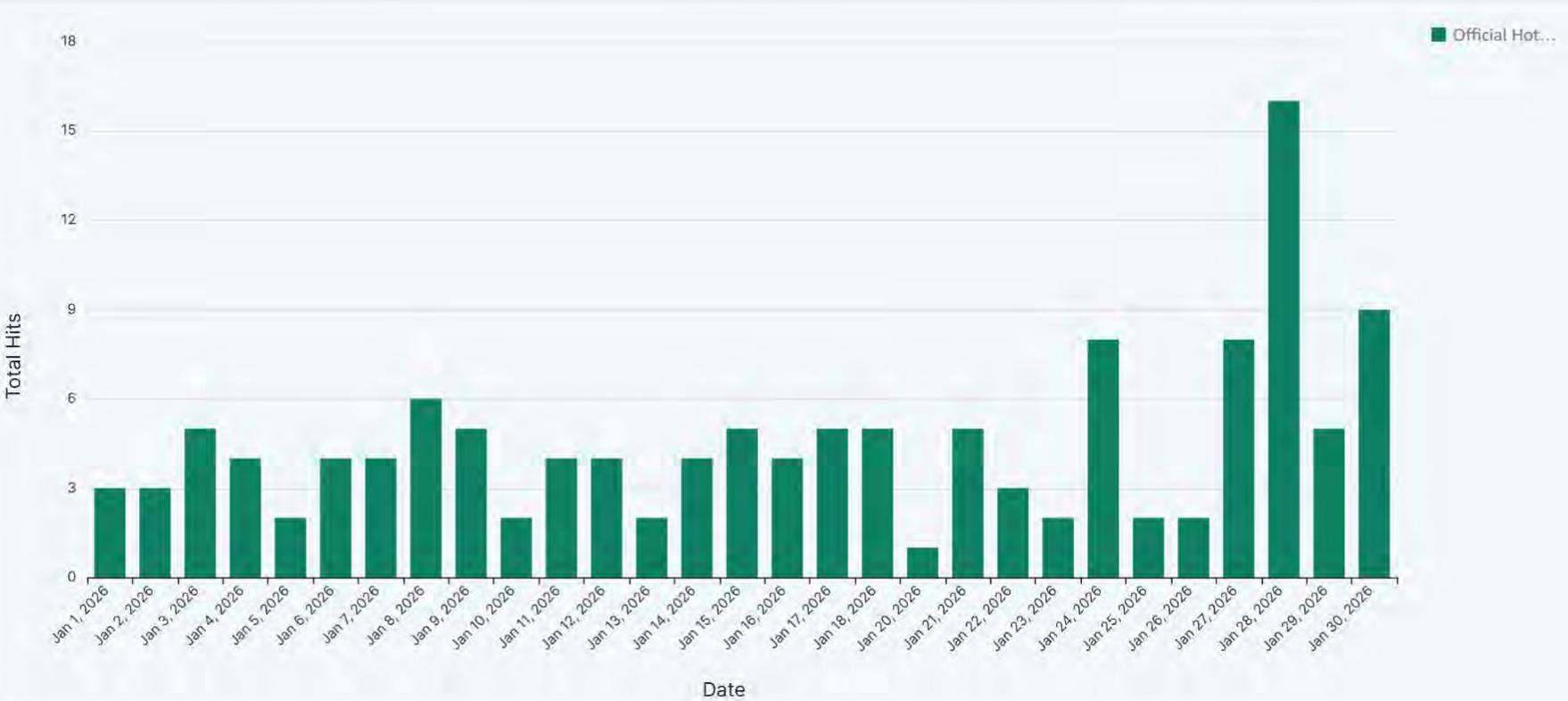
No data

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

Topic	Alerts
Sex Offender	132



Summary Report



Device Sharing

Shared with
Lewisville TX PD,
Sansom Park TX PD,
and 483 others

Access Levels
Search
Hotlist Tool Access

Device Status

59 / 59

Devices Online

[← Previous Device](#) [Next Device →](#)

Device Name	Battery	Latency
#29 - Riverbend Main Entrance ▼	99%	10.97 s

Law Enforcement Cameras in Your State You Can Access

5,546

Percentage of Law Enforcement Cameras in Your State You Can Access

52.83%

Cameras You Own Per Sworn Officer in Your Jurisdiction

1.1

Average Cameras Per Sworn Officer in Your State

0.46

Average Cameras Per Sworn Officer at Similarly-Sized Agencies

0.35

Agencies with Discoverable Networks in Your State Not Sharing with You

0

Percentage of In-State Flock Cameras Accessible over Time with Benchmarks



List of Agencies in Your State with Discoverable Networks Not Presently Shared with You

#1 Gessner S/B at Frostwood

#2 Memorial E/B at Gessner

#3 NO ALPR - Future Location

#4 Memorial N/B at Briar Forrest

#5 Bunker Hill S/B at Taylorcrest

#6 Taylorcrest W/B at Flintdale

#7 Memorial E/B at Briar Forrest

#8 2200 S. Piney Point N/B

#9 N. Piney Point N/B at Memorial

#10 Memorial E/B at San Felipe

#11 Greenbay E/B Piney Point

#12 Piney Point S/B at Gaylord

#13 Gessner N/B at Bayou

#14 Beinhorn W/B at Pipher

#15 Hunters Creek Drive S/B at I-10

#16 Memorial W/B at Creekside

#17 Memorial W/B at Voss

#18 Memorial E/B at Voss

#19 S/B Voss at Old Voss Ln 1

#20 S/B Voss at Old Voss Ln 2

#21 N/B Voss at Magnolia Bend Ln 1

#22 N/B Voss at Magnolia Bend Ln 2

#23 W/B San Felipe at Buffalo Bayou

#24 N/B Blalock at Memorial

#25 N/B Bunker Hill at Memorial

#26 S/B Hedwig at Beinhorn

#27 Mobile Unit #181

#28 Mobile Speed Trailer/Station

#29 Riverbend Main Entrance

#30 Beinhorn E/B at Voss

#31 Memorial E/B at Tealwood (new)

#32 Greenbay W/B at Memorial

#33 Strey N/B at Memorial

Private Systems monitored by MVPD

US COINS - I-10 Frontage Road

Memorial Manor NA Lindenwood/Memorial

Greyton Lane NA

Calico NA

Windemere NA

Mott Lane

Kensington NA

Stillforest NA

Farnham Park

Riverbend NA

Pinewood NA

Hampton Court

Bridlewood West NA

N Kuhlman NA

Longwoods NA

Memorial City Mall – 22

Flintwood Drive



Yellow = Bunker Hill

Green = Piney Point

Red = Hunters Creek

Blue = MVPD Mobile

Purple = Privately Owned Systems

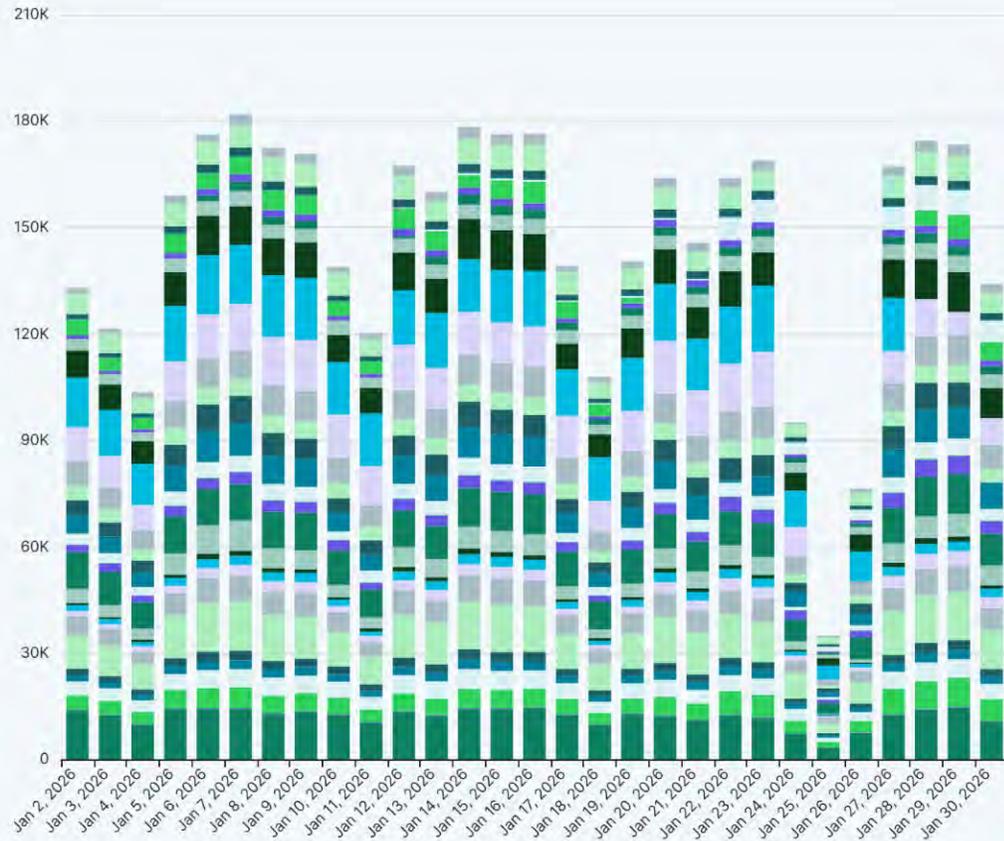
Total Vehicle Volume

4,223,670

Year to Date Volume

5,580,024

Total Vehicle Volume



Camera

- #01 Gessner SB at Frostwood Elem...
- #01 Inbound, Riverview Way, EB
- #02 Memorial Dr EB at Gessner
- #04 Memorial Dr NB at Briar Forest...
- #05 Bunkerhill Rd SB at Taylorcrest
- #06 Taylorcrest Rd WB at Flintdale
- #07 Memorial Dr EB at Briar Forest ...
- #08 2200 S Piney Point Rd NB at Cl...
- #09 N Piney Point Rd at Memorial Dr
- #10 On Memorial Dr EB from San F...
- #11 Greenbay St EB at Piney Point ...
- #12 Piney Point Dr SB at Gaylord
- #13 NB Gessner Rd
- #14 Beinhorn Rd WB at Pipher
- #15 Hunters Creek Dr SB at I-10
- #16 Memorial Dr WB at E Creeksid...
- #17 Memorial Dr WB at Voss
- #18 Memorial Dr EB at Voss
- #19 - SB Voss x Old Voss (Lane 1)
- #20 - SB Voss x Old Voss (Lane 2)
- #21 - SB Voss @ Katy Fwy
- #22 - NB Voss x Magnolia Bend (La...
- #23 - WB Voss @ Piney Point

Total Vehicle Volume

Date	Camera	Volume
Jan 6, 2026	#01 Gessner SB at Frostwood Elementary	14,237
Jan 7, 2026	#01 Gessner SB at Frostwood Elementary	14,216
Jan 8, 2026	#01 Gessner SB at Frostwood Elementary	12,856
Jan 9, 2026	#01 Gessner SB at Frostwood Elementary	13,485
Jan 10, 2026	#01 Gessner SB at Frostwood Elementary	12,675
Jan 11, 2026	#01 Gessner SB at Frostwood Elementary	10,463
Jan 12, 2026	#01 Gessner SB at Frostwood Elementary	13,489
Jan 13, 2026	#01 Gessner SB at Frostwood Elementary	12,424
Jan 14, 2026	#01 Gessner SB at Frostwood Elementary	14,271
Jan 15, 2026	#01 Gessner SB at Frostwood Elementary	14,264
Jan 16, 2026	#01 Gessner SB at Frostwood Elementary	14,444
Jan 17, 2026	#01 Gessner SB at Frostwood Elementary	12,625
Jan 18, 2026	#01 Gessner SB at Frostwood Elementary	9,912
Jan 19, 2026	#01 Gessner SB at Frostwood Elementary	12,841
Jan 20, 2026	#01 Gessner SB at Frostwood Elementary	12,264
Jan 21, 2026	#01 Gessner SB at Frostwood Elementary	11,186
Jan 22, 2026	#01 Gessner SB at Frostwood Elementary	12,504
Jan 23, 2026	#01 Gessner SB at Frostwood Elementary	11,738
Jan 24, 2026	#01 Gessner SB at Frostwood Elementary	7,356
Jan 25, 2026	#01 Gessner SB at Frostwood Elementary	3,411
Jan 26, 2026	#01 Gessner SB at Frostwood Elementary	7,531
Jan 27, 2026	#01 Gessner SB at Frostwood Elementary	12,582
Jan 28, 2026	#01 Gessner SB at Frostwood Elementary	14,066
Jan 29, 2026	#01 Gessner SB at Frostwood Elementary	14,760

Camera	Sum of Volume
#22 - NB Voss x Magnolia Bend (Lane 2)	368809
#01 Gessner SB at Frostwood Elementary	350743
#07 Memorial Dr EB at Briar Forest	312745
#21 - SB Voss @ Katy Fwy	302550
#13 NB Gessner Rd	271577
#23 - WB San Felipe x Buffalo Bayou	255710
#20 - SB Voss x Old Voss (Lane 2)	208154
#17 Memorial Dr WB at Voss	183012
#31 EB Memorial Dr near Tealwood	169584
#08 2200 S Piney Point Rd NB at City Limit	169530
#18 Memorial Dr EB at Voss	148724
#02 Memorial Dr EB at Gessner	144790
#12 Piney Point Dr SB at Gaylord	136891
#04 Memorial Dr NB at Briar Forest	125837
#19 - SB Voss x Old Voss (Lane 1)	121590
#24 - NB Blalock x Memorial	104344
#16 Memorial Dr WB at E Creekside Dr	99262
#27 Unit 181 Blalock S/B at Taylorcrest	95991
#14 Beinhorn Rd WB at Pipher	86026
#09 N Piney Point Rd at Memorial Dr	72689
#32 WB Greenbay @ Memorial Dr	63774
#06 Taylorcrest Rd WB at Flintdale	62820
#05 Bunkerhill Rd SB at Taylorcrest	61696
#10 On Memorial Dr EB from San Felipe	61033
#30 EB Beinhorn Rd @ Voss Rd	52778
#28 MVPD Station S/B Memorial Drive	50835
#25 - NB Bunker Hill x Memorial	48136
#26 - SB Hedwig x Beinhorn	44852
#11 Greenbay St EB at Piney Point Rd	29240
#29 - Riverbend Main Entrance	6815
#01 Inbound, Riverview Way, EB	5069
#15 Hunters Creek Dr SB at I-10	4809
S#01 Hickory Hollow from Interstate 10	3255
Grand Total	4223670

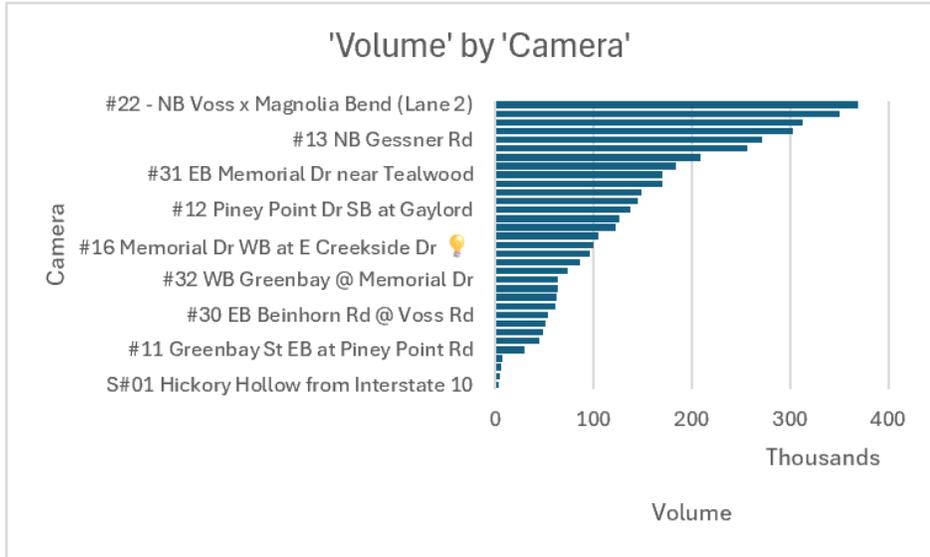


Plate Reads By Location

Date Range ⓘ

2026/01/01 - 2026/01/31

Timeframe ⓘ

Day

Cameras ⓘ

All

Networks ⓘ

All

Category ⓘ

All

Alert Sources ⓘ

All

Hot List Reason ⓘ

Custom Hotlist Alert, ...

Show Hits By ⓘ

Camera Name

Visual Type ⓘ

Bar Chart

Total Hotlist Alerts

51

Official Hotlist Alerts

30

Your Custom Hotlist Alerts

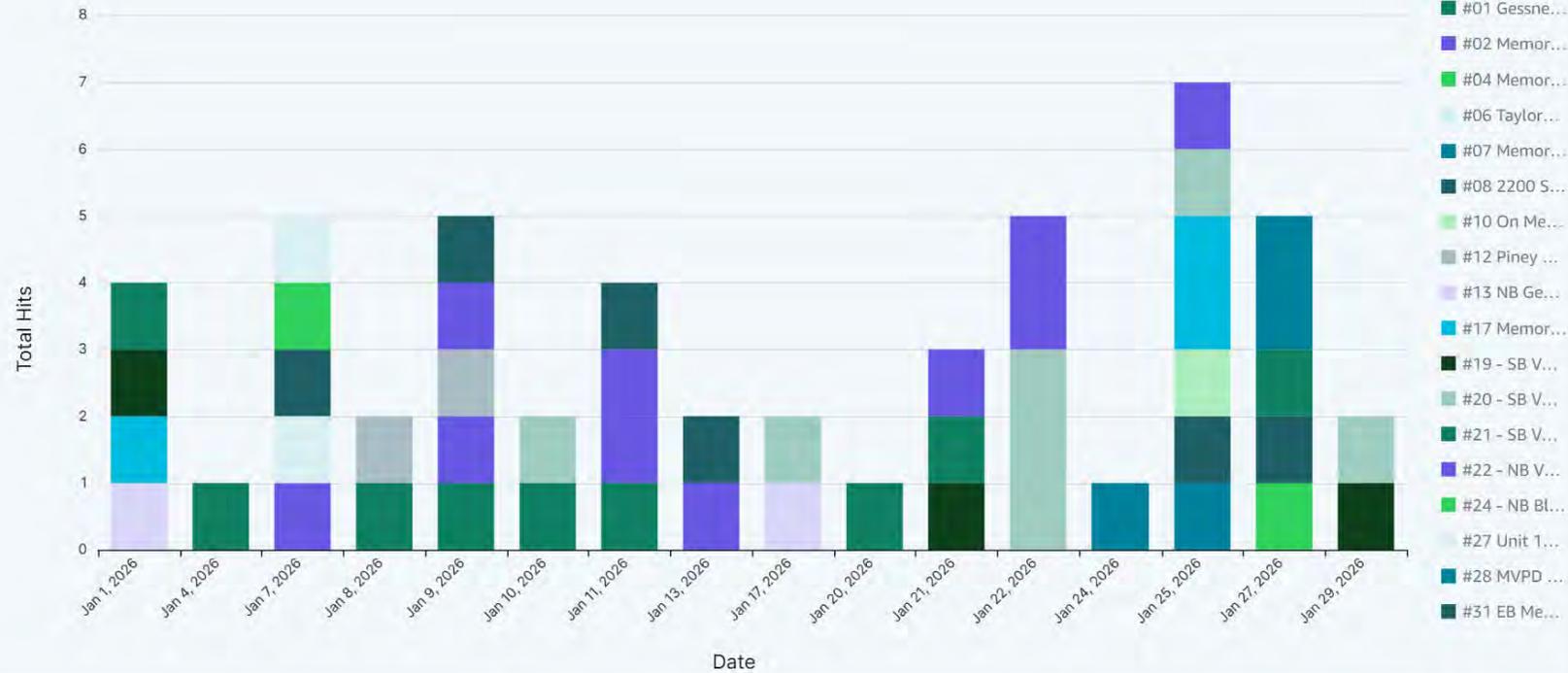
21

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

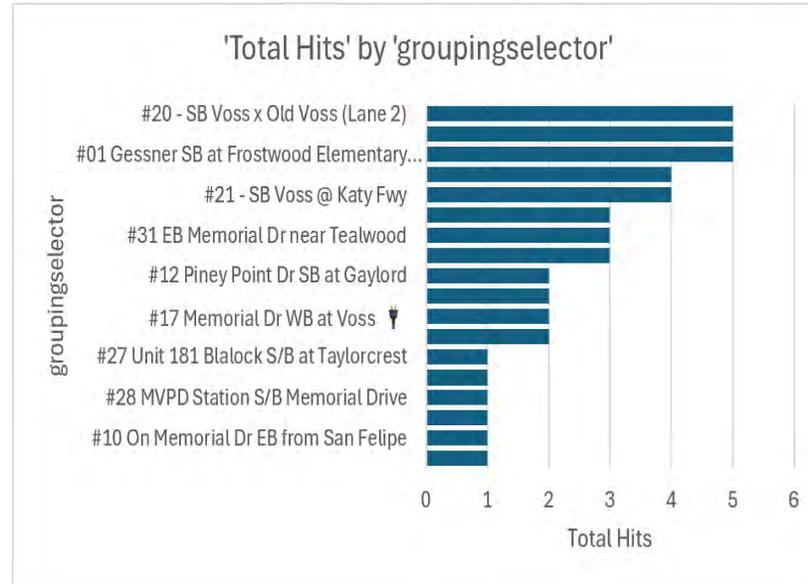
Topic	Alerts
Custom Hotlist Alert	21
Stolen Vehicle	13
Gang or Suspected Terrorist	10
Stolen Plate	6
Missing Person	1



Hits By Camera

Average 'Total Hits' by 'groupingselector'

Field2	Sum of Total Hits
#01 Gessner SB at Frostwood Elementary	5
#02 Memorial Dr EB at Gessner	4
#04 Memorial Dr NB at Briar Forest	1
#06 Taylorcrest Rd WB at Flintdale	1
#07 Memorial Dr EB at Briar Forest	2
#08 2200 S Piney Point Rd NB at City Limit	3
#10 On Memorial Dr EB from San Felipe	1
#12 Piney Point Dr SB at Gaylord	2
#13 NB Gessner Rd	2
#17 Memorial Dr WB at Voss	3
#19 - SB Voss x Old Voss (Lane 1)	3
#20 - SB Voss x Old Voss (Lane 2)	7
#21 - SB Voss @ Katy Fwy	4
#22 - NB Voss x Magnolia Bend (Lane 2)	6
#24 - NB Blalock x Memorial	1
#27 Unit 181 Blalock S/B at Taylorcrest	1
#28 MVPD Station S/B Memorial Drive	2
#31 EB Memorial Dr near Tealwood	3
Grand Total	51



Total Reads – 4,223,670

Unique – 775,897

Hits-201

6 Top Hits – 51

Hotlist – 21

- Stolen Vehicle -
- Stolen Plate
- Gang Member
- Missing
- Amber
- Priority Restraining Order

INSURANCE RENEWAL

MEMORIAL VILLAGES
POLICE STATION

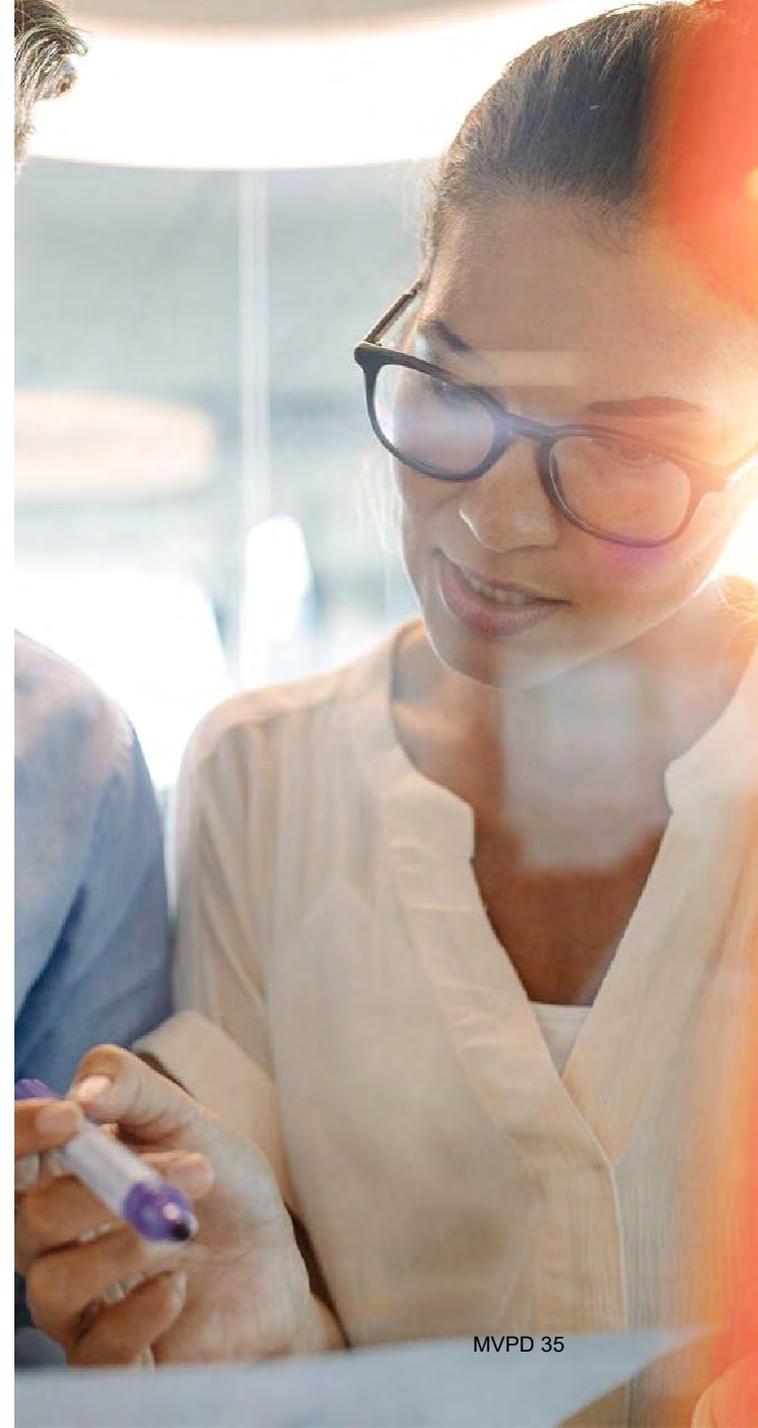


2026 - 2027 Renewal Presentation



Meeting Objectives

- Discussion Items:
 - Section 1: Executive Summary
 - Section 2: Contribution Scenarios
 - Section 3: Benchmarking
 - Section 4: Financial Update
 - Section 5: Renewals & Marketing
 - Section 6 : Communications
 - Section 7: Next Steps
 - Section 8: Appendix



Executive Summary





Renewal/Marketing Summary

- ✓ **Fully Insured Medical Renewal** – BCBS released the initial renewal at a 50.6% or \$387,896 increase over current rates.
 - We requested BCBS to provide additional rate relief. Unfortunately, BCBS was unable to lower the renewal rates.
- ✓ **Fully Insured Medical Marketing** –
 - Alliant requested BCBS to provide an alternate HSA compatible plan using the Blue Premier Access Network at 31.3% or \$239,850 above current rates. **The Blue Premier Access network is a narrow, regional (DFW/Austin/San Antonio/Houston) network with no Out of Network coverage.** This is a Health Maintenance Organization (HMO) plan that does not require primary care physician (PCP) selection.
 - This network has providers concentrated in the following counties: Denton, Collin, Tarrant, Dallas, Johnson, Ellis, Bell, Williamson, Travis, Hays, Comal, Bexar, Atascosa, Kendall, Bandera, Guadalupe, Montgomery, Harris, Fort Bend, Liberty, Hardin, Orange, Jefferson and Chambers. **Employees living and working outside these service areas will not have access to in-network care. NOTE: Waller, Walker, Brazoria, and Galveston County are not in network.**
 - The Blue Premier Access Plan will **have** to be paired with another PPO or PPO HSA Plan and can not be offered as a stand-alone plan.
 - The plan changes will include increases to the In-Network deductibles of **\$5,000 Individual/\$10,000 Family** and Out of Pocket limit of **\$5,000 Individual/\$10,000 Family. The plan does not have Out-of-Network coverage.**
 - Alliant also requested and received an offer from Curative. Curative is a PPO alternative medical plan meant to drive employee engagement by offering \$0 deductibles for members that complete a Baseline visit in the first 120 days. We received their quote which is fully insured and has a 1-year rate guarantee. **NOTE: Curative Plans are not HSA eligible plans.**
 - We would estimate their Single Option Fully Insured quote to be 30.2% or \$231,069 increase over current using assumed Curative migration. They are also offering a \$8,000 transition credit.
 - Alliant also received a Triple Option Fully Insured. We would estimate their quote to be 22.1% or \$169,584 increase over current using a cost neutral strategy where employees are encouraged to be enrolled in the EPO plan. They are also offering a \$8,000 transition credit.
 - Aetna, Cigna, Deltek, Memorial Hermann, IEBP/TML, Plus PWXpress, Trustmark Insurance Company, UHC, Difference Card and Evry Health declined to quote or provided uncompetitive quotes.



Renewal/Marketing Summary

- ✓ **Medical Marketing** – Alliant requested the market to provide individual quotes for MVPD, Bunker Hill, and Piney Point. BCBS provided a quote with plan changes to the In-Network Deductible of **\$5,500 individual/ \$11,000 family** and Out-of-Network Deductible of **\$11,000 individual/\$22,000 family**. Total increase across all three divisions would be estimated to be 72% or \$548,796 above current rates.
 - **MVPD** - BCBS provided a quote at 76.9% or \$466,822 above current rates based off of MVPD's current population.
 - **Bunker Hill** - BCBS provided a quote at 65.8% or \$66,667 above current rates based off of Bunker Hill's current population.
 - **Piney Point** - BCBS provided a quote at 52.8% or \$15,307 above current rates based off of Piney Point's current population.
- ✓ **Dental Renewal** - BCBS of Texas released the renewal at a 15% or \$8,262 increase over current rates. We requested BCBS to provide additional rate relief. However, they were unable to accommodate. **Please note: Medical Rates are bundled with Dental and Vision. If these lines of coverage were to move away from BCBS, the Medical rates will increase without the bundling discounts.**
- ✓ **Dental Marketing** – We received quotes from Standard, Humana, and UCCI matching the current DPPO High Plan and DPPO Low Plan.
 - The Standard provided a quote at -7.8% or \$4,308 below current rates with plan changes,
 - DPPO High Plan - Decrease to the In-Network Individual Deductible **\$25** and the In-Network Family Deductible **\$75**. Orthodontia Eligibility age increased **up to age 26**.
 - Humana provided a quote at -7.6% or -\$4,171 below current rates with plan changes.
 - DPPO Low Plan - Increase to the In-Network Individual Deductible **\$50** and the In-Network Family Deductible **\$150**.
 - DPPO High Plan - Orthodontia Eligibility age increased **up to age 26**
 - UCCI provided a quote at -2.7% or \$1,469 below current rates with plan changes.
 - DPPO Low Plan - Increase Annual Maximum **\$1,000**.
 - DPPO High Plan - Orthodontia Eligibility age increased **up to age 26**
 - All other Dental carriers declined to quote.
- ✓ **Vision BCBSTX** - Vision remains under rate guarantee through 4/1/2027.
- ✓ **Life and Disability Plans BCBSTX** - Life and Disability Plans remain under rate guarantee through 4/1/2027



Renewal/Marketing Roll Up Summary

2026-2027 Renewal and Marketing Summary

Current Estimated Annual Spend	\$766,093			
Current Enrollment Medical	62			
Current Total Eligible	63			
Coverage				
Coverage	Current	Renewal	Option 1	Option 2
Medical Carrier	BCBS	BCBS	BCBS	Curative FI Triple
Dental Carrier	BCBS	BCBS	BCBS	UCCI
Medical Annual Projected Cost				
Fully Insured Premium	\$766,093	\$1,153,990	\$1,005,944	\$935,677
Estimated Employer HSA Contributions	\$265,000	\$265,000	\$265,000	\$0
Medical Annual Projected Cost	\$1,031,093	\$1,418,990	\$1,270,944	\$935,677
Medical Increase \$		\$387,896	\$239,850	-\$95,416
Medical Increase %		37.6%	23.3%	-9.3%
Ancillary Annual Project Cost				
Dental Premium	\$55,088	\$63,350	\$63,350	\$53,620
Total Annual Project ER Cost (Gross)	\$1,086,182	\$1,482,340	\$1,334,294	\$989,297
Other Carrier Credits and Incentives****				
Transition Credit/Bundeling Credit	\$0	\$0	\$0	-\$8,000
Total Credits	\$0	\$0	\$0	-\$8,000
Total Annual Project ER Cost (Net after Credits and Incentives)	\$1,086,182	\$1,482,340	\$1,334,294	\$981,297
Total Increase over Current		\$396,158	\$248,112	-\$104,885
% of Increase over Current		36.47%	22.84%	-9.66%



2025-2026 MVPD Incentive Amounts

2025 – 2026 Maximum Incentive		
	Employee Only	Employee + Dependent(s)
MVPD contribution	\$2,350	\$3,700
Physical/Wellness	\$1,000	\$1,000
Physical Assessment PT	\$500	\$500
Total:	\$3,850	\$5,200

HSA contribution provided by MVPD		
Enrollment		Contribution
Employee	34	\$79,900
Employee + Dependent(s)	28	\$103,600
Total:		\$183,500

Proactive Preventative Health Incentive		
YTD # of employees		Incentive \$
Physical/Wellness Exam	62	\$62,000
Physical/Assessment PT	62	\$31,000
Total:		\$93,000



Medical Renewal – BCBS Renewal

BENEFITS	
Carrier Network	
Plan Name	
Plan Accumulations	
Deductible	
OOP Maximum	
IN-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
Office Visit - PCP Specialist	
Office Visit - Virtual Visits	
Inpatient Hospital - Copay Coins.	
Outpatient Surgery	
Emergency Room - Copay Coins.	
Urgent Care	
Advanced Image (CT Scan, MRI, PET, etc)	
Diagnostic X-ray & Lab-Independent Facility	
Therapy Services (Phy/Sp/Occ)	
Limitations	
OUT-OF-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
ADDITIONAL BENEFITS / NOTES	
H S A Admin fees included	
PHARMACY (Member's Responsibility)	
Separate RX Deductible	
Separate RX Out of Pocket	
RX Retail:	
Generic	
Preferred Brand	
Non-Preferred Brand	
RX Specialty (30 day max fill)	
RX Mail Order (90 day max fill)	
RX Plan Details	

COSTS	
Funding	
Rate Guarantee	
ENROLLMENT / RATES	PPO
Employee	34
Employee & Spouse	6
Employee & Child(ren)	6
Employee & Family	16
ANNUAL PREMIUM	62
Total Premium	
\$ Change Over Current	
% Change Over Current	

CURRENT / RENEWAL	
	BCBS TX
	Blue Choice PPO Network
	HDHP H.S.A. Plan
	MTBCP310H
	Calendar Year
	Embedded
	Embedded
	\$4,500 / \$9,000
	\$6,900 / \$13,800
	80%
	80% after deductible
	\$48 copay, applied to deductible
	80% after deductible
	80% after deductible
	80% after In-Network deductible
	80% after deductible
	80% after deductible
	80% after deductible
	80% after deductible
	Max 35 combined visits per year
	\$9,000 / \$18,000
	Unlimited / Unlimited
	60%
	No
	Performance PDL
	Combined with Medical
	Combined with Medical
	After Deductible:
	Preferred Generic
	Preferred 10% coinsurance
	Non-Preferred 20% coinsurance;
	Non-Preferred Generic
	Preferred 10% coinsurance
	Non-Preferred 20% coinsurance;
	Preferred Brand
	Preferred 20% coinsurance
	Non-Preferred 30% coinsurance;
	Non-Preferred Brand
	Preferred 30% coinsurance
	Non-Preferred 40% coinsurance
	After Deductible:
	Preferred Specialty 40% coinsurance
	Non-Preferred Specialty 50% coinsurance
	After Deductible:
	Same as retail coinsurance
	Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.

CURRENT / RENEWAL		
	Fully Insured	
	Renews 1/1/2026	1 Year
	\$594.59	\$895.67
	\$1,237.22	\$1,863.61
	\$1,178.13	\$1,774.67
	\$1,820.81	\$2,742.17
		MVPD 41
	\$766,093	\$1,153,990
		\$387,896
		50.6%



BENEFITS	
Carrier	
Network	
Plan Name	
Plan Accumulations	
Deductible	
OOP Maximum	
IN-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
Office Visit - PCP Specialist	
Office Visit - Virtual Visits	
Inpatient Hospital - Copay Coins.	
Outpatient Surgery	
Emergency Room - Copay Coins.	
Urgent Care	
Advanced Image (CT Scan, MRI, PET, etc)	
Diagnostic X-ray & Lab-Independent Facility	
Therapy Services (Phy/Spi/Occ)	
Limitations	
OUT-OF-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
ADDITIONAL BENEFITS / NOTES	
H S A Admin fees included	
PHARMACY (Member's Responsibility)	
Separate RX Deductible	
Separate RX Out of Pocket	
RX Retail:	
Generic	
Preferred Brand	
Non-Preferred Brand	
RX Specialty (30 day max fill)	
RX Mail Order (90 day max fill)	
RX Plan Details	

COSTS				
Funding				
Rate Guarantee				
ENROLLMENT / RATES				
	PPO	PPO Adj'd*	Narrow*	
Employee	34	20	14	
Employee & Spouse	6	4	2	
Employee & Child(ren)	6	4	2	
Employee & Family	16	10	6	
ANNUAL PREMIUM		62	37	25
Total Premium				
Total Combined Premium				
\$ Change Over Current				
% Change Over Current				

CURRENT / RENEWAL / NEGOTIATED RENEWAL	
BCBS TX	
Blue Choice PPO Network	
HDHP H.S.A. Plan	MTBSP10H
Calendar Year	Embedded
Embedded	Embedded
\$4,500 / \$9,000	\$6,900 / \$13,800
80%	80%
80% after deductible	80% after deductible
\$48 copay, applied to deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after In-Network deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
Max 35 combined visits per year	
\$9,000 / \$18,000	Unlimited / Unlimited
Unlimited / Unlimited	60%
No	
Performance PDL	
Combined with Medical	Combined with Medical
Combined with Medical	Combined with Medical
After Deductible:	
Preferred Generic	
Preferred 10% coinsurance	
Non-Preferred 20% coinsurance;	
Non-Preferred Generic	
Preferred 10% coinsurance	
Non-Preferred 20% coinsurance;	
Preferred Brand	
Preferred 20% coinsurance	
Non-Preferred 30% coinsurance;	
Non-Preferred Brand	
Preferred 30% coinsurance	
Non-Preferred 40% coinsurance	
After Deductible:	
Preferred Specialty 40% coinsurance	
Non-Preferred Specialty 50% coinsurance	
After Deductible:	
Same as retail coinsurance	
<small>Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.</small>	

CURRENT / RENEWAL / NEGOTIATED RENEWAL	
Fully Insured	
Renews 4/1/2026	1 Year
\$594.59	\$895.67
\$1,237.22	\$1,863.61
\$1,178.13	\$1,774.67
\$1,820.81	\$2,742.71
\$766,093	\$1,153,990
	\$387,896
	50.6%

RENEWAL ALTERNATE - DUAL OPTION		
BCBS TX		
Blue Choice PPO Network		Blue Premier Narrow Network
HDHP H.S.A. Plan	MTBSP10H	HDHP H.S.A. Plan
Calendar Year	Embedded	MTBPA007H
Embedded	Embedded	Calendar Year
Embedded	Embedded	Embedded
\$4,500 / \$9,000	\$6,900 / \$13,800	\$5,000 / \$10,000
80%	80%	100%
80% after deductible	80% after deductible	100% after deductible
\$48 copay, applied to deductible	80% after deductible	\$48 copay, applied to deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after In-Network deductible	80% after In-Network deductible	100% after In-Network deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
Max 35 combined visits per year		No limitation
\$9,000 / \$18,000	Unlimited / Unlimited	In-Network Only
Unlimited / Unlimited	60%	In-Network Only
No		In-Network Only
Performance PDL		Performance PDL
Combined with Medical	Combined with Medical	Combined with Medical
Combined with Medical	Combined with Medical	Combined with Medical
After Deductible:		
Preferred Generic		
Preferred 10% coinsurance		
Non-Preferred 20% coinsurance;		
Non-Preferred Generic		
Preferred 10% coinsurance		
Non-Preferred 20% coinsurance;		
Preferred Brand		
Preferred 20% coinsurance		
Non-Preferred 30% coinsurance;		
Non-Preferred Brand		
Preferred 30% coinsurance		
Non-Preferred 40% coinsurance		
After Deductible:		
Preferred Specialty 40% coinsurance		
Non-Preferred Specialty 50% coinsurance		
After Deductible:		
Same as retail coinsurance		
<small>Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.</small>		After Deductible: 0% coinsurance

RENEWAL ALTERNATE - DUAL OPTION		
Fully Insured		
1 Year		
\$895.67	\$1,265.90	\$608.40
\$1,863.61	\$1,205.48	\$1,863.06
\$1,774.67		
\$2,742.71		
\$692,394	\$1,005,944	\$313,550
	\$239,850	
	31.3%	
		MVPD 42



Medical Renewal –Disruption Analysis Blue Choice vs. Blue Premier Network

Medical Network Analysis

Effective April 1, 2026

Based on Claims Paid by BCBS TX 1/1/2025-12/31/2025

		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
	In-Network	619	385	607
	Out-of-Network	15	225	13
	*N/A	-	24	14
	Total	634	634	634
Top 5 Providers By Total Payment		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Total Payment			
MEMORIAL HERMANN HEALTH SYSTEM	\$548,585	Yes	Yes	Yes
TEXAS CHILDREN'S HOSPITAL	\$264,115	Yes	No	Yes
METHODIST HEALTH CENTERS	\$113,292	Yes	No	Yes
AIR EVAC EMS, INC.	\$106,998	Yes	No	Yes
UT PHYSICIANS	\$39,539	Yes	Yes	Yes
Top 5 Providers by Claimant Count		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Claimant Count			
UT PHYSICIANS	62	Yes	Yes	Yes
QUEST DIAGNOSTICS CLINICAL LABORATOIRES INC	36	Yes	Yes	N/A
TMH PHYSICIAN ASSOCIATES PLLC	33	Yes	No	Yes
TEXAS CHILDRENS PHYSICIAN GROUP	29	Yes	No	Yes
LABORATORY CORPORATION OF AMERICA	28	Yes	Yes	N/A
Top 5 Providers by Visit Count		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Visit Count			
UT PHYSICIANS	139	Yes	Yes	Yes
MEMORIAL HERMANN HEALTH SYSTEM	90	Yes	Yes	Yes
QUEST DIAGNOSTICS CLINICAL LABORATOIRES INC	72	Yes	Yes	N/A
TMH PHYSICIAN ASSOCIATES PLLC	63	Yes	No	Yes
AGELESS MEN'S HEALTH, TX, LLC	60	Yes	No	Yes

*N/A are records that do not provide enough information to validate a match, are not considered an eligible provider &/or excluded, such as; a PA, CLNP, RNP, Nutritionist, DBE Company, Optometry, Dentistry, Rx, Behavioral Health, Chiropractic, etc.

Curative - laboratory charges may be considered in-network if at an in-network facility as they do not disrupt against independent laboratory providers.



Summary – Historical Rates with 50.6% increase with BCBS

	December 2025 Enrollment	UHC	UHC	BCBS	BCBS	BCBS	BCBS
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027 Renewal
HSA Plan							
Employee Only	34	\$415.33	\$477.63	\$493.39	\$550.60	\$594.59	\$895.67
Employee + Spouse	6	\$955.24	\$1,098.53	\$1,026.69	\$1,145.69	\$1,237.22	\$1,863.61
Employee + Child(ren)	6	\$747.59	\$859.73	\$977.64	\$1,090.96	\$1,178.13	\$1,774.67
Employee + Family	16	\$1,287.51	\$1,480.64	\$1,510.95	\$1,686.11	\$1,820.81	\$2,742.71
Annual Estimated Premium	62	\$539,260	\$620,151	\$635,717	\$709,417	\$766,093	\$1,153,990
Percentage of Change			15%	3%	11.6%	8.0%	50.6%

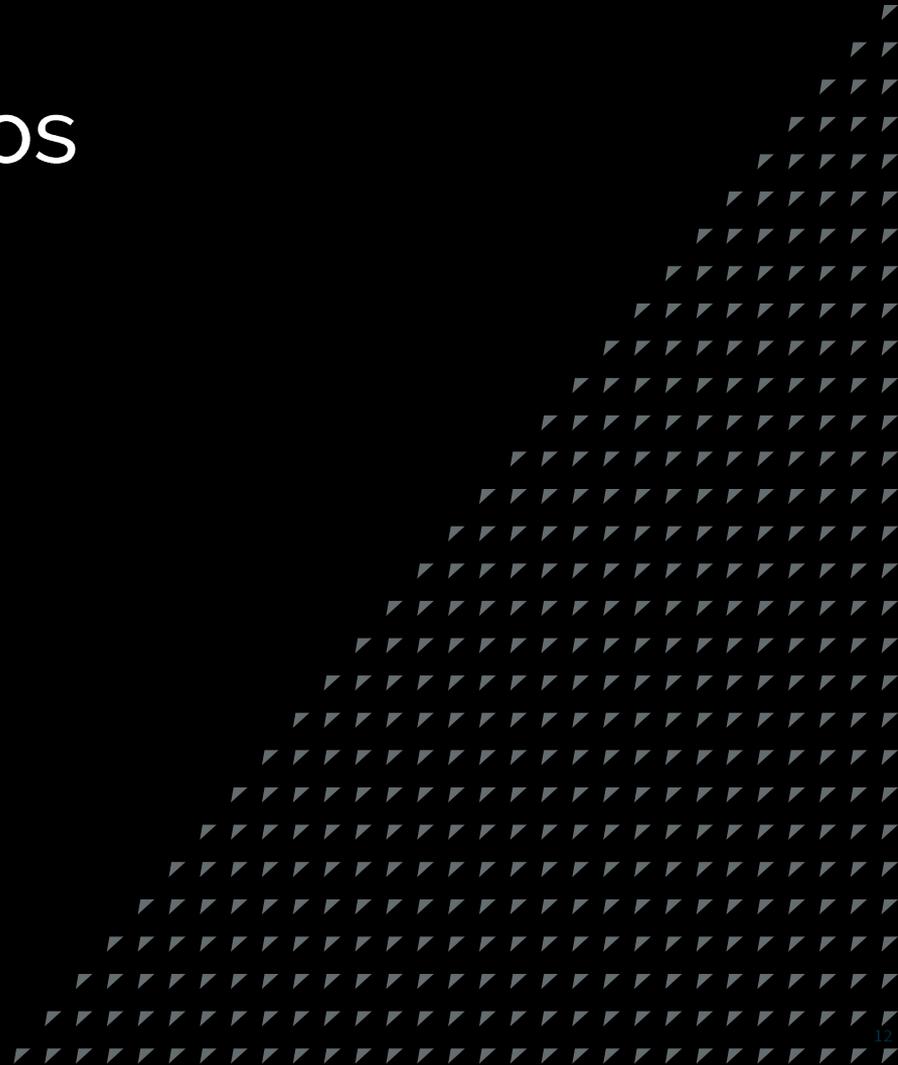
December 2025 Headcounts.

The 2026-2027 BCBS renewal annual estimated premium increased **50.6% (\$1,153,990)** compared to the BCBS 2025-2026 annual premium.

Year	Carrier	Starting Premium	Initial Renewal		Lost Ratio	Negotiated Sold Rates		Final Premium
			% Change	\$ Change		% Change*	\$ Change	
2023-24	UHC	\$620,151	49%	\$303,876	143%	3%	\$15,567	\$635,717
2024-25	BCBS	\$635,717	19.3%	\$122,402	185%	11.6%	\$73,699	\$709,417
2025-26	BCBS	\$709,417	23.1%	\$163,594	152%	8.0%	\$56,677	\$766,093
2026-27	BCBS	\$766,093	50.6%	\$387,896	228%			

*Average of 7% increase over 3 renewal cycles (2023-2025).

Contribution Scenarios





Summary – Historical Employee Contributions

Piney Point	December Enrollment	UHC	UHC	BCBS	BCBS	BCBS
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
HSA Plan						
Employee Only	7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Employee + Spouse	0	\$269.96	\$310.45	\$266.65	\$297.55	\$321.32
Employee + Child(ren)	0	\$166.13	\$191.05	\$242.13	\$270.18	\$291.77
Employee + Family	1	\$436.09	\$501.51	\$508.78	\$567.76	\$613.11
Annual Estimated Premium	8	\$5,233	\$6,018	\$6,105	\$6,813	\$7,357
Percentage of Change		-14%	15%	1%	12%	8%

Piney Point: MVPD pays 100% of the EE Only tier and 50% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family

Bunkerhill	December Enrollment	UHC	UHC	BCBS	BCBS	BCBS
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
HSA Plan						
Employee Only	6	\$0.00	\$0.00	0.00	\$0.00	\$0.00
Employee + Spouse	1	\$269.96	\$155.23	\$133.33	\$148.77	\$160.66
Employee + Child(ren)	0	\$166.13	\$95.53	\$121.06	\$135.09	\$145.89
Employee + Family	2	\$436.09	\$250.75	\$254.39	\$283.88	\$306.56
Annual Estimated Premium	9	\$13,706	\$7,881	\$7,705	\$8,598	\$9,285
Percentage of Change		-14%	-43%	-2%	12%	8%

Bunker Hill: MVPD pays 100% of the EE Only tier and 75% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family

MVPD	December Enrollment	UHC	UHC	BCBS	BCBS	BCBS
		2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
HSA Plan						
Employee Only	21	\$0.00	\$0.00	0.00	\$0.00	\$0.00
Employee + Spouse	5	\$269.96	\$155.23	\$133.33	\$148.77	\$160.66
Employee + Child(ren)	6	\$166.13	\$95.53	\$121.06	\$135.09	\$145.89
Employee + Family	13	\$436.09	\$250.75	\$254.39	\$283.88	\$306.56
Annual Estimated Premium	45	\$96,189	\$55,309	\$56,401	\$62,938	\$67,966
Percentage of Change		-14%	-42%	2%	12%	8%

MVPD ⁴⁶

MVPD : MVPD pays 100% of the EE Only tier and 75% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family



2026- 2027 Medical Contributions with 50.6% increase with BCBS MVPD/Bunker Hill

	Enrollment		2025 - 2026 BCBS			2026 - 2027 BCBS Renewal		
Medical/Rx	Current	Projected	Rates	EE	ER	Rates	EE	ER
HSA Plan								
EE Only	27	27	\$594.59	\$0.00	\$594.59	\$895.67	\$0.00	\$895.67
EE + Spouse	6	6	\$1,237.22	\$160.66	\$1,076.56	\$1,863.61	\$241.99	\$1,621.63
EE + Child(ren)	6	6	\$1,178.13	\$145.89	\$1,032.25	\$1,774.67	\$219.75	\$1,554.92
EE + Family	15	15	\$1,820.81	\$306.56	\$1,514.26	\$2,742.71	\$461.76	\$2,280.95
Annual Costs	54	54	\$694,298	\$77,251	\$617,047	\$1,045,841	\$116,362	\$929,479
PEPM Costs			\$1,071.45			\$1,613.95		
Total								
	54	54	\$694,298	\$77,251	\$617,047	\$1,045,841	\$116,362	\$929,479
\$ Increase						\$351,543	\$39,111	\$312,432
% Increase						50.6%	50.6%	50.6%

MVPD and Bunker Hill MVPD pays 100% of the EE Only tier and 75% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family



2026- 2027 Medical Contributions with 50.6% increase with BCBS Piney Point

Medical/Rx	Enrollment		2025 - 2026 BCBS			2026 - 2027 BCBS Renewal		
	Current	Projected	Rates	EE	ER	Rates	EE	ER
HSA Plan								
EE Only	7	7	\$594.59	\$0.00	\$594.59	\$895.67	\$0.00	\$895.67
EE + Spouse	0	0	\$1,237.22	\$321.32	\$915.91	\$1,863.61	\$483.97	\$1,379.64
EE + Child(ren)	0	0	\$1,178.13	\$291.77	\$886.36	\$1,774.67	\$439.50	\$1,335.17
EE + Family	1	1	\$1,820.81	\$613.11	\$1,207.70	\$2,742.71	\$923.52	\$1,819.19
Annual Costs	8	8	\$71,795	\$7,357	\$64,438	\$108,149	\$11,082	\$97,067
PEPM Costs			\$747.87			\$1,126.55		
Total	8	8	\$71,795	\$7,357	\$64,438	\$108,149	\$11,082	\$97,067
\$ Increase						\$36,354	\$3,725	\$32,629
% Increase						50.6%	50.6%	50.6%

Piney Point: MVPD pays 100% of the EE Only tier and 50% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family

2026- 2027 Medical Contributions –Alternate Plans MVPD/Bunker Hill

Alliant Insurance Services



	Enrollment		2025 - 2026 BCBS			2026 - 2027 BCBS Renewal		
Medical/Rx	Current	Projected	Rates	EE	ER	Rates	EE	ER
HSA Plan								
EE Only	27	14	\$594.59	\$0.00	\$594.59	\$895.67	\$287.27	\$608.40
EE + Spouse	6	3	\$1,237.22	\$160.66	\$1,076.56	\$1,863.61	\$762.09	\$1,101.53
EE + Child(ren)	6	3	\$1,178.13	\$145.89	\$1,032.25	\$1,774.67	\$718.46	\$1,056.21
EE + Family	15	7	\$1,820.81	\$306.56	\$1,514.26	\$2,742.71	\$1,193.32	\$1,549.40
Annual Costs	54	27	\$694,298	\$77,251	\$617,047	\$511,838	\$201,799	\$310,039
PEPM Costs			\$1,071.45			\$1,579.75		
HMO HSA								
EE Only	0	13	\$0.00	\$0.00	\$0.00	\$608.40	\$0.00	\$608.40
EE + Spouse	0	3	\$0.00	\$0.00	\$0.00	\$1,265.90	\$164.38	\$1,101.53
EE + Child(ren)	0	3	\$0.00	\$0.00	\$0.00	\$1,205.48	\$149.27	\$1,056.21
EE + Family	0	8	\$0.00	\$0.00	\$0.00	\$1,863.06	\$313.67	\$1,549.40
Annual Costs	0	27	\$0	\$0	\$0	\$362,734	\$41,403	\$321,331
PEPM Costs			\$0.00			\$1,119.55		
Total	54	27	\$694,298	\$77,251	\$617,047	\$874,572	\$243,203	\$631,370
\$ Increase						\$180,274	\$165,952	\$14,322
% Increase						26.0%	214.8%	2.3%

MVPD 49

MVPD and Bunker Hill MVPD pays 100% of the EE Only tier and 75% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family



2026- 2027 Medical Contributions –Alternate Plans Piney Point

Medical/Rx	Enrollment		2025 - 2026 BCBS			2026 - 2027 BCBS Renewal		
	Current	Projected	Rates	EE	ER	Rates	EE	ER
HSA Plan								
EE Only	7	4	\$594.59	\$0.00	\$594.59	\$895.67	\$287.27	\$608.40
EE + Spouse	0	0	\$1,237.22	\$321.32	\$915.91	\$1,863.61	\$926.46	\$937.15
EE + Child(ren)	0	0	\$1,178.13	\$291.77	\$886.36	\$1,774.67	\$867.73	\$906.94
EE + Family	1	1	\$1,820.81	\$613.11	\$1,207.70	\$2,742.71	\$1,506.98	\$1,235.73
Annual Costs	8	5	\$71,795	\$7,357	\$64,438	\$75,905	\$31,873	\$44,032
PEPM Costs			\$747.87			\$1,265.08		
HMO HSA								
EE Only	0	3	\$0.00	\$0.00	\$0.00	\$608.40	\$0.00	\$608.40
EE + Spouse	0	0	\$0.00	\$0.00	\$0.00	\$1,265.90	\$328.75	\$937.15
EE + Child(ren)	0	0	\$0.00	\$0.00	\$0.00	\$1,205.48	\$298.54	\$906.94
EE + Family	0	0	\$0.00	\$0.00	\$0.00	\$1,863.06	\$627.33	\$1,235.73
Annual Costs	0	3	\$0	\$0	\$0	\$21,902	\$0	\$21,902
PEPM Costs			\$0.00			\$365.04		
Total	8	5	\$71,795	\$7,357	\$64,438	\$97,807	\$31,873	\$65,934
\$ Increase						\$26,012	\$24,515	\$1,496
% Increase						36.2%	333.2%	2.3%

Piney Point: MVPD pays 100% of the EE Only tier and 50% of the remaining cost for EE+Spouse, EE+Child(ren), and EE+Family

MVPD 50

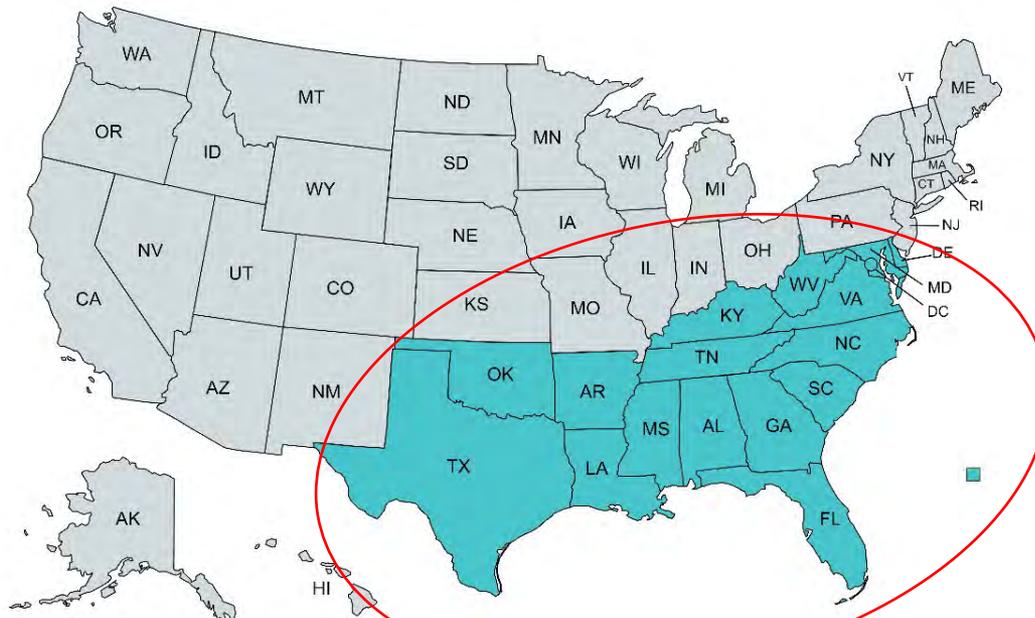
Benchmarking





Benchmark Report – Medical Benefits Summary

Alliant Book of Business Benchmarking	
Full-Time Employee Range	50-99
Industry	Government / Public Sector
Plan Types	HDHPs
Region/Location	South





Benchmark Report – Medical Benefits Summary Averages

HSA-qualified HDHP

Individual Benefit (In-Network)	MVPD/Bunker Hill	Piney Point	Location South	Size 50-99	Industry Government/Public Sector
Plan Feature					
Deductible - IND	\$4,500	\$4,500	\$3,355	\$3,457	\$2,645
Deductible - FAM	\$9,000	\$9,000	\$6,645	\$6,931	\$5,445
Coinsurance	20%	20%	16%	13%	12%
Out-of-Pocket Maximum - IND	\$6,900	\$6,900	\$5,273	\$5,292	\$4,395
Out-of-Pocket Maximum - FAM	\$13,800	\$13,800	\$10,407	\$10,400	\$8,909
Employer HSA Contributions					
Employee Only	\$2,350	\$2,350	\$669	\$1,011	\$831
EE + Family	\$3,700	\$3,700	\$1,213	\$1,566	\$1,407
Budget Rates					
Employee Only	\$595	\$595	\$671	\$672	\$874
EE + Spouse	\$1,237	\$1,237	\$1,456	\$1,454	\$1,709
EE + Child(ren)	\$1,178	\$1,178	\$1,252	\$1,269	\$1,541
EE + Family	\$1,821	\$1,821	\$2,039	\$2,052	\$2,333
Employee Contributions					
Employee Only	\$0	\$0	\$112	\$106	\$69
EE + Spouse	\$161	\$321	\$449	\$467	\$288
EE + Child(ren)	\$146	\$292	\$356	\$372	\$240
EE + Family	\$307	\$613	\$649	\$721	\$470
Actuarial Value	73.9%	73.9%	78.1%	78.2%	81.2%

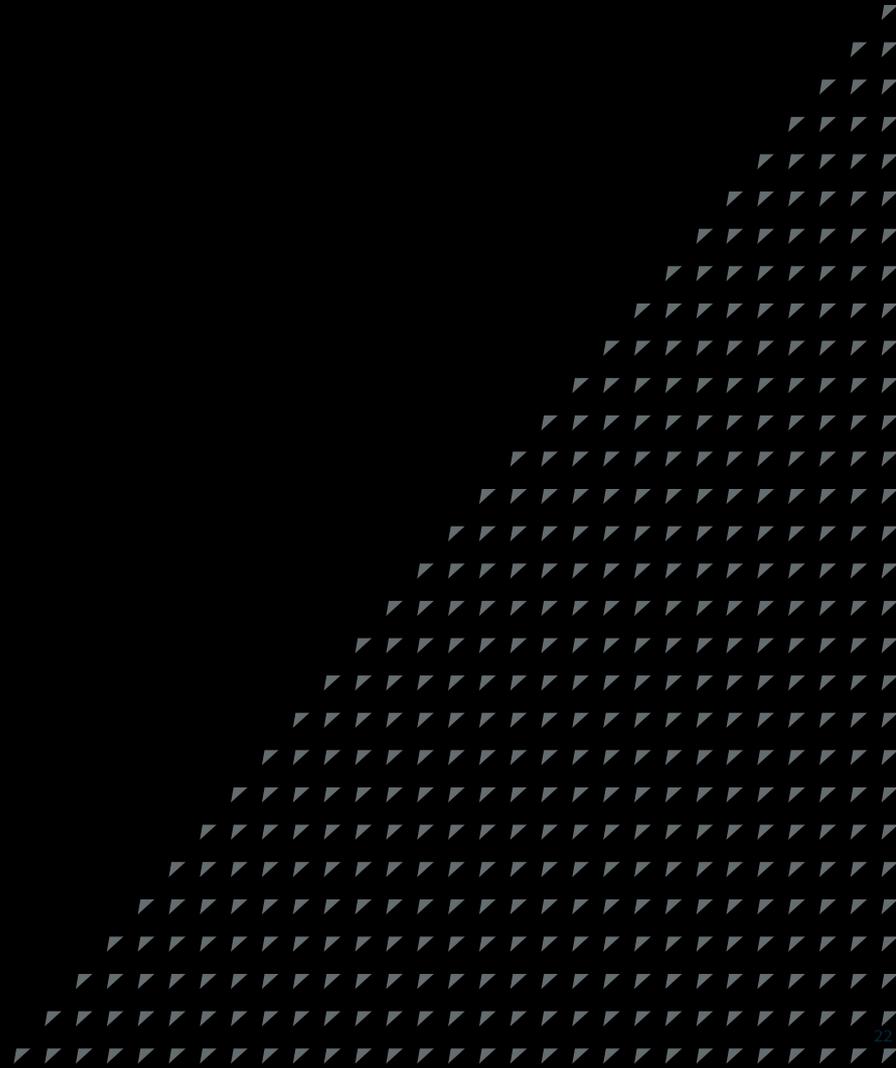


	Memorial Villages Police Department		Government/Public Sector
	MVPD/Bunker Hill	Piney Point	HDHP
Plan Design (Mean)			
Deductible			
Individual	\$4,500	\$4,500	\$2,645
Family	\$9,000	\$9,000	\$5,445
Coinsurance	20%	20%	12%
Out of Pocket Maximum			
Individual	\$6,900	\$6,900	\$4,395
Family	\$13,800	\$13,800	\$8,909
Office Visit			
PCP	20%	20%	12%
Specialist	20%	20%	12%
Prescription Drugs			
Generic	20%	20%	12%
Preferred Brand	20%	20%	12%
Non-Preferred Brand	20%	20%	12%
Specialty	20%	20%	12%
ER-HSA Funding			
Individual	\$2,350	\$2,350	\$831
Family	\$3,700	\$3,700	\$1,407
Actuarial Value (Claros)	73.9%	73.9%	81.2%
Premium Rates			
Employee Only	\$594.59	\$594.59	\$653.76
EE + Spouse	\$1,237.22	\$1,237.22	\$1,360.35
EE + Child(ren)	\$1,178.13	\$1,178.13	\$1,295.38
EE + Family	\$1,820.81	\$1,820.81	\$2,002.01
Employee Contributions			
Employee Only	\$0.00	\$0.00	\$69.43
EE + Spouse	\$160.66	\$321.32	\$288.09
EE + Child(ren)	\$145.89	\$291.77	\$240.44
EE + Family	\$306.56	\$613.11	\$469.63
Assumed Enrolled			
Employee Only	27	7	34
EE + Spouse	6	0	6
EE + Child(ren)	6	0	6
EE + Family	15	1	16
Annual Costs			
Total Cost	\$694,298	\$71,795	\$842,333
Employee Contributions	\$77,251	\$7,357	\$156,552
Net Employer Cost	\$617,047	\$64,438	\$685,781
ER-HSA Expense	\$163,350	\$20,150	\$67,641

Impact of Variance - Increase/(Decrease) in ER Net Costs

Increase due to Plan Design (Actuarial Value Adjustment)	\$76,240	
Decrease due to change in Employer Contributions	(\$71,944)	
Decrease due to change in ER-funded HSA contributions	(\$115,859)	MVPD 54
Estimated Annual Differential in Memorial Villages Police Department (Net) Annual Medical Cost and Benchmark	(\$111,563)	

Financial Update



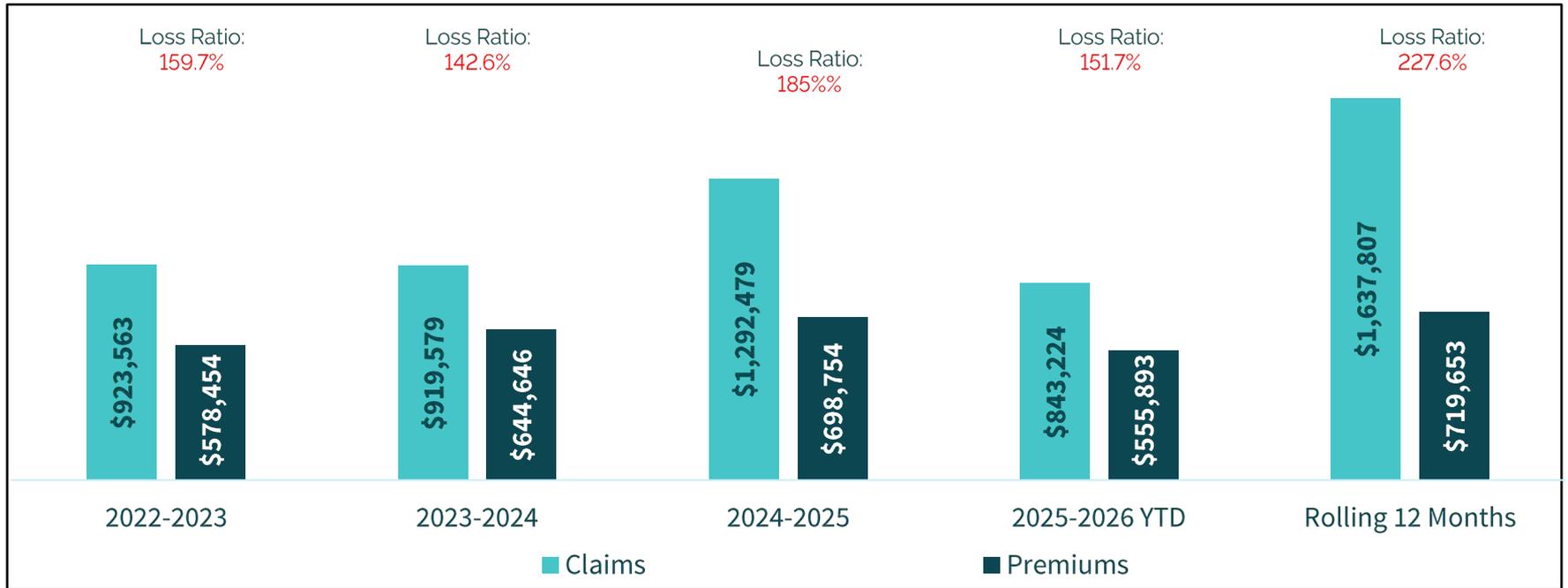


Summary – 2025-2026 Medical/Rx Plan Performance

- ✓ The 2025-2026 Medical/Rx plan is running at a **151.7%** loss ratio through the end of December 2025. This is comparing total Medical/Rx paid claims of **\$843,224** to premiums of **\$555,893**.
Medical/Rx claims: **\$1,570.25 PEPM** | premium: **\$1,035.18 PEPM**
- ✓ The 2025-2026 YTD medical claims total **\$644,844** which represent **76%** of the total claim spend.
Medical claims are currently at **\$1,200.83 PEPM** through December.
- ✓ The 2025-2026 YTD pharmacy claims total **\$198,379** and represent **24%** of the total claims spend.
The RX claims are currently **\$369.42 PEPM** through December.
- ✓ On a rolling 12-month basis (Jan 2025 through Dec 2025) the plan is running at an **227.6%** loss ratio.
The prior rolling 12 months (Jan 2024 through Dec 2024) ran at an **89.8%** loss ratio.
- The 2025-2026 average headcount is **60** through the month of December. There was an increase of **3 subscribers and 2 members** since the beginning of the plan year (April 2025).



Summary – Historical Plan Performance



Plan Year	Average Enrollment	Claims PEPM	Premiums PEPM
2022-2023	60	\$1,275.64	\$798.97
2023-2024	61	\$1,251.13	\$877.07
2024-2025	58	\$1,846.40	\$998.22
2025-2026	60	\$1,570.25	\$1,035.18
Rolling 12 Months	59	\$2,306.77	\$1,013.60 MVPD 97



Rolling 12 Months-Monthly Financial Reporting

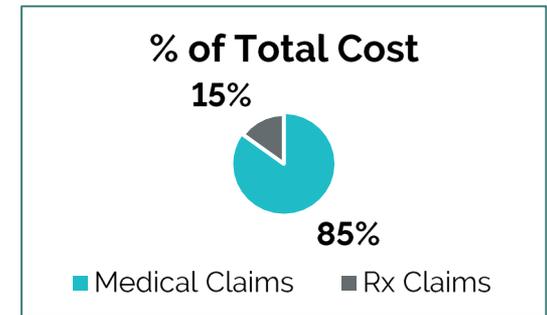
April 1, 2025 - March 31, 2026 Medical/Rx Claims Analysis

Month	Single Subscribers	Family Subscribers	Total Subscribers	Medical Claims Paid	Rx Claims Paid	Total Claims Paid (Medical & Rx)	Premiums	Loss Ratio
Jan-25	31	27	58	\$57,850	\$16,956	\$74,806	\$55,130	135.7%
Feb-25	31	26	57	\$102,204	\$27,413	\$129,617	\$54,039	239.9%
Mar-25	32	26	58	\$583,389	\$6,771	\$590,160	\$54,590	1081.1%
Apr-25	31	28	59	\$56,582	\$25,200	\$81,782	\$61,415	133.2%
May-25	31	28	59	\$47,724	\$22,278	\$70,002	\$61,415	114.0%
Jun-25	31	27	58	\$141,700	(\$7,274)	\$134,426	\$59,594	225.6%
Jul-25	31	27	58	\$37,092	\$26,062	\$63,154	\$59,594	106.0%
Aug-25	32	28	60	\$88,235	\$21,270	\$109,505	\$62,068	176.4%
Sep-25	31	28	59	\$45,666	\$35,772	\$81,438	\$61,474	132.5%
Oct-25	32	28	60	\$64,229	(\$1,568)	\$62,661	\$62,652	100.0%
Nov-25	34	28	62	\$88,968	\$38,814	\$127,782	\$63,841	200.2%
Dec-25	34	28	62	\$74,648	\$37,826	\$112,474	\$63,841	176.2%
Rolling 12 Total	381	329	710	\$1,388,288	\$249,520	\$1,637,807	\$719,653	227.6%
Rolling 12 PEPM				\$1,955.33	\$351.44	\$2,306.77	\$1,013.60	

OBSERVATIONS

On a rolling 12-month basis, the plan is running at a 227.6% loss ratio.

- Medical claims: 85% of total paid claims
- Pharmacy claims: 15% of total paid claims





Rolling 12 Months Large Claimants

January 1, 2025 – December 31, 2025 Large Claimants >\$50,000

Claimant	Status	Medical	Pharmacy	Total Medical/Rx Paid Clams
Claimant 1	Active	\$690,414	\$727	\$691,141
Claimant 2	Active	\$284,023	\$8,997	\$293,021
Claimant 3	Active	\$57,377	\$78,662	\$136,039
Claimant 4	Active	\$131,540	\$2,080	\$133,620
Claimant 5	Active	\$603	\$49,768	\$50,372
Total		\$1,163,957	\$140,235	\$1,304,192



Medical/Rx Summary - Pharmacy Overview

TOP 15 PRESCRIPTIONS

Drug Name	Class	Specialty/ Non-Specialty	RX Count	Utilizing Members	Paid
TREMFYA CROH INJ 200/2ML	Gastrointestinal Agents – MISC.	Specialty	2	1	\$56,459.52
SKYRIZI PEN INJ 150MG/ML	Dermatological	Specialty	9	1	\$49,747.14
COSENTYX UNO INJ 300/2ML	Dermatological	Specialty	2	1	\$14,877.24
NURTEC TAB 75MG ODT	Migraine Products	Non-Specialty	8	1	\$14,837.20
RINVOQ TAB 30MG ER	Analgesics Anti Inflammatory	Specialty	2	1	\$13,107.94
MOUNJARO INJ 7.5/0.5	Antidiabetics	Non-Specialty	10	2	\$7,932.41
MOUNJARO INJ 10MG/0.5	Antidiabetics	Non-Specialty	6	1	\$5,948.90
SIROLIMUS SOL 1MG/ML	Assorted Classes	Non-Specialty	7	1	\$5,537.23
PAXLOVID TAB 300-100	Antivirals	Non-Specialty	4	4	\$4,014.39
OZEMPIC INJ 2MG/3ML	Antidiabetics	Non-Specialty	10	2	\$3,854.96
TRESIBA FLEX INJ 200UNIT	Antidiabetics	Non-Specialty	6	1	\$3,739.66
SUNOSI TAB 75MG	ADHD/Anti-Narcolepsy/Anti-Obesity/Anorexiant	Non-Specialty	3	1	\$2,360.77
KATERZIA SUS 1MG/ML	Calcium Channel Blockers	Non-Specialty	3	1	\$2,266.58
MOUNJARO INJ 5MG/0.5	Antidiabetics	Non-Specialty	5	2	\$2,219.28
REPATHA SURE INJ 140MG/ML	Antihyperlipidemics	Non-Specialty	4	1	\$2,166.20

MVPD 60



Year to Date Monthly Financial Reporting

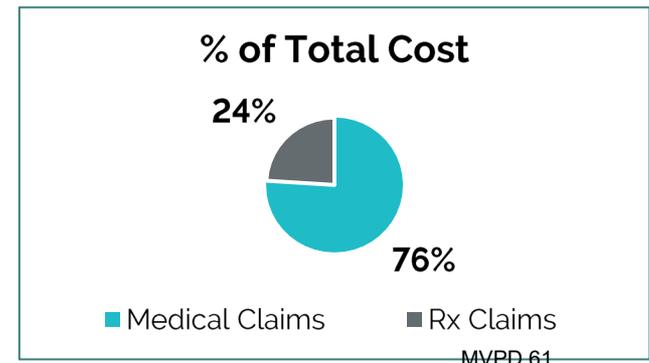
April 1, 2025 - December 31, 2025, Medical/Rx Claims Analysis

Month	Single Subscribers	Family Subscribers	Total Subscribers	Medical Claims Paid	Rx Claims Paid	Total Claims Paid (Medical & Rx)	Premiums	Loss Ratio
Apr-25	31	28	59	\$56,582	\$25,200	\$81,782	\$61,415	133.2%
May-25	31	28	59	\$47,724	\$22,278	\$70,002	\$61,415	114.0%
Jun-25	31	27	58	\$141,700	(\$7,274)	\$134,426	\$59,594	225.6%
Jul-25	31	27	58	\$37,092	\$26,062	\$63,154	\$59,594	106.0%
Aug-25	32	28	60	\$88,235	\$21,270	\$109,505	\$62,068	176.4%
Sep-25	31	28	59	\$45,666	\$35,772	\$81,438	\$61,474	132.5%
Oct-25	32	28	60	\$64,229	(\$1,568)	\$62,661	\$62,652	100.0%
Nov-25	34	28	62	\$88,968	\$38,814	\$127,782	\$63,841	200.2%
Dec-25	34	28	62	\$74,648	\$37,826	\$112,474	\$63,841	176.2%
YTD Total	287	250	537	\$644,844	\$198,379	\$843,224	\$555,893	151.7%
YTD PEPM				\$1,200.83	\$369.42	\$1,570.25	\$1,035.18	

OBSERVATIONS

Year-to-date the plan is running at a 151.7% loss ratio

- Medical claims: 76% of total paid claims
- Pharmacy claims: 24% of total paid claims



MVPD 61



Year to Date Large Claimants

April 1, 2025 - December 31, 2025

Large Claimants Over \$50,000

Claimant	Status	Medical	Pharmacy	Total Medical/Rx Paid Clams
Claimant 1	Active	\$210,622	\$8,388	\$219,010
Claimant 2	Active	\$136,571	\$499	\$137,070
Claimant 3	Active	\$54,700	\$72,163	\$126,864
Claimant 4	Active	\$86,519	\$2,080	\$88,599
Claimant 5	Active	\$591	\$49,768	\$50,359
Total		\$489,003	\$132,898	\$621,901

OBSERVATIONS

- The five combined total large claims make up 74% of total paid claims YTD.



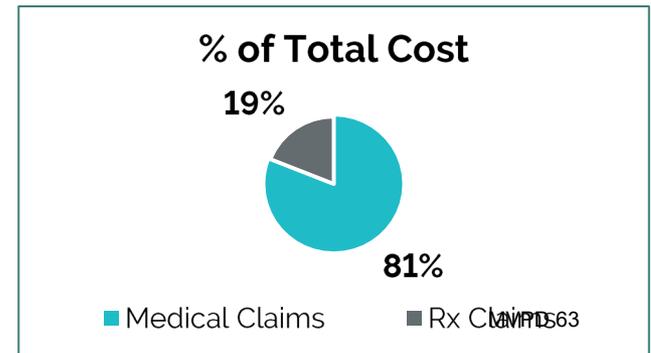
2024-2025 Monthly Financial Reporting

April 1, 2024 - March 31, 2025 Medical/Rx Claims Analysis

Month	Single Subscribers	Family Subscribers	Total Subscribers	Medical Claims Paid	Rx Claims Paid	Total Claims Paid (Medical & Rx)	Premiums	Loss Ratio
Apr-24	26	32	58	\$21,220	\$26,493	\$47,713	\$59,727	79.9%
May-24	26	32	58	\$40,868	\$26,224	\$67,093	\$59,727	112.3%
Jun-24	25	34	59	\$58,754	\$228	\$58,982	\$62,008	95.1%
Jul-24	26	33	59	\$42,797	\$20,919	\$63,716	\$60,873	104.7%
Aug-24	26	32	58	\$30,896	\$26,770	\$57,666	\$59,727	96.5%
Sep-24	26	33	59	\$20,611	\$12,164	\$32,775	\$60,223	54.4%
Oct-24	26	32	58	\$23,868	\$53,540	\$77,408	\$58,537	132.2%
Nov-24	29	30	59	\$23,632	\$5,182	\$28,815	\$57,357	50.2%
Dec-24	30	29	59	\$36,073	\$27,655	\$63,728	\$56,816	112.2%
Jan-25	31	27	58	\$57,850	\$16,956	\$74,806	\$55,130	135.7%
Feb-25	31	26	57	\$102,204	\$27,413	\$129,617	\$54,039	239.9%
Mar-25	32	26	58	\$583,389	\$6,771	\$590,160	\$54,590	1081.1%
YTD Total	334	366	700	\$1,042,163	\$250,317	\$1,292,479	\$698,754	185.0%
YTD PEPM				\$1,488.80	\$357.60	\$1,846.40	\$998.22	

OBSERVATIONS

- The plan ended at a deficit of **185%** loss ratio.
 - Medical claims: **81%** of total paid claims
 - Pharmacy claims: **19%** of total paid claims





2024-2025 Large Claimants

April 1, 2024 - March 31, 2025 Large Claimants Over \$20,000

Claimant	Status	Medical	Pharmacy	Total Medical/Rx Paid Clams
Claimant 1	Active	\$553,985	\$228	\$554,214
Claimant 2	Active	\$174,136	\$1,264	\$175,400
Claimant 3	Active	\$620	\$80,938	\$81,558
Claimant 4	Active	\$20,512	\$42,685	\$63,197
Claimant 5	Termed	\$0	\$60,583	\$60,583
Total		\$749,253	\$185,698	\$934,951

OBSERVATIONS

- Large claims made up 72% of total paid claims.



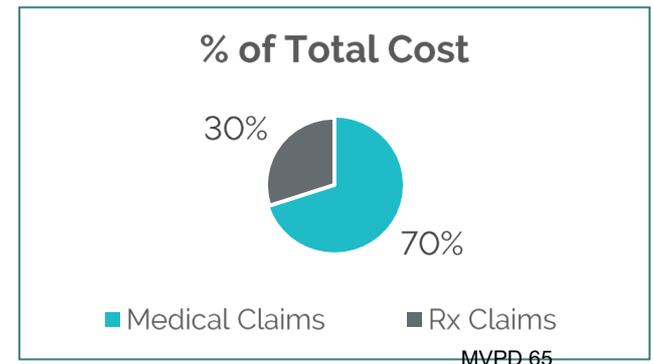
2023-2024 Monthly Financial Reporting

April 1, 2023 - March 31, 2024 Medical/Rx Claims Analysis

Month	Single Subscribers	Family Subscribers	Total Subscribers	Medical Claims Paid	Rx Claims Paid	Total Claims Paid (Medical & Rx)	Premiums	Loss Ratio
Apr-23	31	31	62	\$2,371	\$410	\$2,781	\$54,963	5.1%
May-23	31	31	62	\$28,586	\$17,853	\$46,439	\$54,963	84.5%
Jun-23	32	30	62	\$229,935	\$24,421	\$254,356	\$53,945	471.5%
Jul-23	32	31	63	\$48,481	\$17,199	\$65,680	\$55,456	118.4%
Aug-23	31	30	61	\$77,082	\$42,952	\$120,034	\$53,985	222.3%
Sep-23	30	30	60	\$61,257	\$34,863	\$96,120	\$53,491	179.7%
Oct-23	30	30	60	\$42,485	\$24,800	\$67,285	\$52,958	127.1%
Nov-23	32	29	61	\$40,900	\$54,091	\$94,992	\$52,483	181.0%
Dec-23	32	29	61	\$29,111	\$16,777	\$45,889	\$52,483	87.4%
Jan-24	32	29	61	\$42,422	\$17,837	\$60,258	\$52,483	114.8%
Feb-24	30	31	61	\$20,499	\$18,579	\$39,078	\$53,985	72.4%
Mar-24	31	30	61	\$23,990	\$2,678	\$26,668	\$53,452	49.9%
YTD Total	374	361	735	\$647,119	\$272,460	\$919,579	\$644,646	142.6%
YTD PEPM				\$880.43	\$370.69	\$1,251.13	\$877.07	

OBSERVATIONS

- The 2023-2024 plan ran at a 142.6% loss ratio
 - Medical claims: 70% of total paid claims
 - Pharmacy claims: 30% of total paid claims





2023-2024 Large Claimants

April 1, 2023 - March 31, 2024 Large Claimants Over \$50,000

Claimant	Status	Medical	Pharmacy	Total Medical/Rx Paid Clams
Claimant 1	Active	\$325,100	\$8,499	\$333,600
Claimant 2	Active	\$16,417	\$53,196	\$69,613
Claimant 3	Active	\$2,685	\$62,377	\$65,062
Claimant 4	Active	\$436	\$64,464	\$64,900
Claimant 5	Termed	\$10,273	\$49,788	\$60,061
Total		\$354,911	\$238,324	\$593,236

OBSERVATIONS

- Large claims made up 65% of total paid claims.



2022-2023 Monthly Financial Reporting

April 1, 2022 - March 31, 2023 Medical/Rx Claims Analysis

Month	Single Subscribers	Family Subscribers	Total Subscribers	Total Claims Paid (Medical & Rx)	Premiums	Loss Ratio
Apr-22	32	28	60	\$27,147	\$48,002	56.6%
May-22	32	28	60	\$61,739	\$48,002	128.6%
Jun-22	32	27	59	\$101,563	\$47,142	215.4%
Jul-22	31	28	59	\$74,149	\$47,524	156.0%
Aug-22	34	28	62	\$114,210	\$48,957	233.3%
Sep-22	35	26	61	\$114,217	\$46,473	245.8%
Oct-22	34	26	60	\$176,477	\$46,616	378.6%
Nov-22	33	27	60	\$77,561	\$47,858	162.1%
Dec-22	32	29	61	\$55,185	\$50,342	109.6%
Jan-23	31	29	60	\$38,971	\$49,864	78.2%
Feb-23	35	26	61	\$35,245	\$48,336	72.9%
Mar-23	34	27	61	\$47,099	\$49,339	95.5%
YTD Total	395	329	724	\$923,563	\$578,454	159.7%
YTD PEPM				\$1,275.64	\$798.97	

OBSERVATIONS

- The 2022-2023 plan annual experience ran at a 159.7% loss ratio
 - Medical claims and pharmacy claims are combined to show Total Claims Paid with prior carrier, UHC.



2022-2023 Large Claimants

April 22, 2022 – March 31, 2023

Large Claimants Over \$50,000

Claimant	Total Medical/Rx Paid Clams
Claimant 1	\$114,994
Total	\$114,994

OBSERVATIONS

- The 2022-2023 plan year ran at a 159.7% loss ratio

Renewals and Marketing

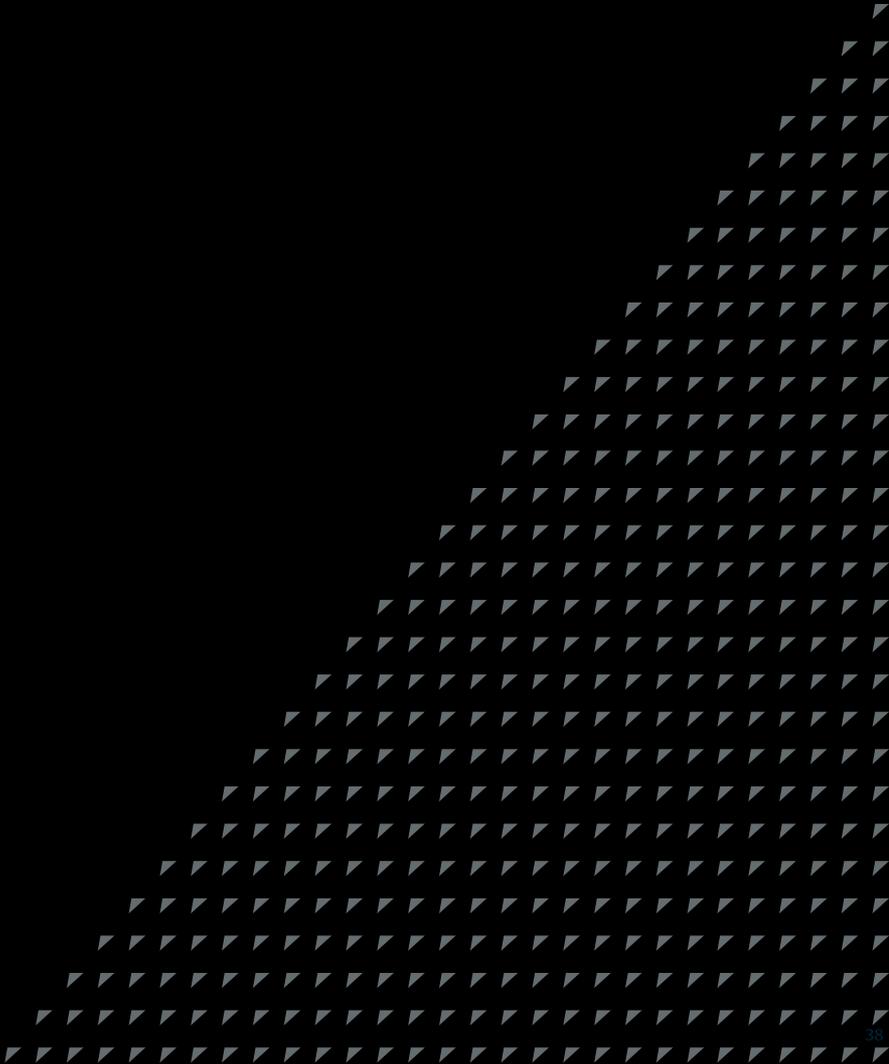




Medical Marketing Results

PLAN TYPE	QUOTE STATUS	*CARRIER RATING	NOTES / COMMENTS
MEDICAL BlueCross BlueShield of Texas Aetna Group CIGNA Group Curative Memorial Hermann IEBP/TML / TXHB Trustmark Insurance Company United HealthCare Insurance Company Deltek Difference Card Evry Health Plus PWXpress	Presented Declined Declined Presented Declined Declined Declined Quoted Declined Quoted Declined Declined	A A A A- B++ N/A A- A - - - -	Current & Renewal are included in our analysis Cannot submit sealed bids in small group segment No response to the RFP Included in our analysis Quote options are not in the best interest for the group Did not make it through UW for quoting Ineligible industry Not included in our analysis, +55% over current No response to the RFP Not included in our analysis Loss ratio & potential ongoing HCCs No response to the RFP
<p><i>Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant typically rely upon rating agencies for this type of market analysis. A.M. Best has been an industry leader in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.</i></p> <p><i>*Alliant's standard protocol is to only place coverage with carriers with no less than an "A-" rating from A.M. Best. However, where Alliant determines that it is prudent to consider coverage with a lower rated carrier, the financial rating of the carrier is to be disclosed to the client. Should Alliant becomes aware of a carrier's rating dropping below "A-" mid-policy period we will review and advise you of the situation and consider if an alternative carrier can be reasonably provided prior to renewal.</i></p> <p><i>A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com.</i></p>			

MEDICAL





Medical Renewal contingent on renewing Dental and Vision

BENEFITS

Carrier	
Network	
Plan Name	
Plan Accumulations	
Deductible	
OOP Maximum	
IN-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
Office Visit - PCP Specialist	
Office Visit - Virtual Visits	
Inpatient Hospital - Copay Coins.	
Outpatient Surgery	
Emergency Room - Copay Coins.	
Urgent Care	
Advanced Image (CT Scan, MRI, PET, etc)	
Diagnostic X-ray & Lab-Independent Facility	
Therapy Services (Phy/Sp/Occ)	
Limitations	
OUT-OF-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
ADDITIONAL BENEFITS / NOTES	
H S A Admin fees included	
PHARMACY (Member's Responsibility)	
Separate RX Deductible	
Separate RX Out of Pocket	
RX Retail:	
Generic	
Preferred Brand	
Non-Preferred Brand	
RX Specialty (30 day max fill)	
RX Mail Order (90 day max fill)	
RX Plan Details	

COSTS

Funding	
Rate Guarantee	
ENROLLMENT / RATES	PPO
Employee	34
Employee & Spouse	6
Employee & Child(ren)	6
Employee & Family	16
ANNUAL PREMIUM	62
Total Premium	
\$ Change Over Current	
% Change Over Current	

CURRENT / RENEWAL

BCBS TX
Blue Choice PPO Network
HDHP H.S.A. Plan
MTBCP310H
Calendar Year
Embedded
Embedded
\$4,500 / \$9,000
\$6,900 / \$13,800
80%
80% after deductible
\$48 copay, applied to deductible
80% after deductible
80% after deductible
80% after In-Network deductible
80% after deductible
80% after deductible
80% after deductible
80% after deductible
Max 35 combined visits per year
\$9,000 / \$18,000
Unlimited / Unlimited
60%
No
Performance PDL
Combined with Medical
Combined with Medical
After Deductible:
<u>Preferred Generic</u>
Preferred 10% coinsurance
Non-Preferred 20% coinsurance;
<u>Non-Preferred Generic</u>
Preferred 10% coinsurance
Non-Preferred 20% coinsurance;
<u>Preferred Brand</u>
Preferred 20% coinsurance
Non-Preferred 30% coinsurance;
<u>Non-Preferred Brand</u>
Preferred 30% coinsurance
Non-Preferred 40% coinsurance
After Deductible:
Preferred Specialty 40% coinsurance
Non-Preferred Specialty 50% coinsurance
After Deductible:
Same as retail coinsurance
Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.

CURRENT / RENEWAL

	Fully Insured	
	Renews 1/1/2026	1 Year
	\$594.59	\$895.67
	\$1,237.22	\$1,863.61
	\$1,178.13	\$1,774.67
	\$1,820.81	\$2,742.71
	\$766,093	\$1,153,990
		\$387,896
		50.6%

MVPD 72



BENEFITS	
Carrier	
Network	
Plan Name	
Plan Accumulations	
Deductible	
OOP Maximum	
IN-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
Office Visit - PCP Specialist	
Office Visit - Virtual Visits	
Inpatient Hospital - Copay Coins.	
Outpatient Surgery	
Emergency Room - Copay Coins.	
Urgent Care	
Advanced Image (CT Scan, MRI, PET, etc)	
Diagnostic X-ray & Lab-Independent Facility	
Therapy Services (Phy/Spi/Occ)	
Limitations	
OUT-OF-NETWORK	
Deductible - Individual Family	
OOP Maximum - Individual Family	
Coinsurance	
ADDITIONAL BENEFITS / NOTES	
H S A Admin fees included	
PHARMACY (Member's Responsibility)	
Separate RX Deductible	
Separate RX Out of Pocket	
RX Retail:	
Generic	
Preferred Brand	
Non-Preferred Brand	
RX Specialty (30 day max fill)	
RX Mail Order (90 day max fill)	
RX Plan Details	

COSTS			
Funding			
Rate Guarantee			
ENROLLMENT / RATES			
	PPO	PPO Adj'd*	Narrow*
Employee	34	20	14
Employee & Spouse	6	4	2
Employee & Child(ren)	6	4	2
Employee & Family	16	10	6
ANNUAL PREMIUM	62	37	25
Total Premium			
Total Combined Premium			
\$ Change Over Current			
% Change Over Current			

CURRENT / RENEWAL / NEGOTIATED RENEWAL	
BCBS TX	
Blue Choice PPO Network	
HDHP H.S.A. Plan	MTBSP10H
Calendar Year	Embedded
Embedded	Embedded
\$4,500 / \$9,000	\$6,900 / \$13,800
80%	80%
80% after deductible	80% after deductible
\$48 copay, applied to deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after In-Network deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
80% after deductible	80% after deductible
Max 35 combined visits per year	
\$9,000 / \$18,000	Unlimited / Unlimited
Unlimited / Unlimited	60%
No	
No	
Performance PDL	
Combined with Medical	Combined with Medical
Combined with Medical	Combined with Medical
After Deductible:	
Preferred Generic	
Preferred 10% coinsurance	
Non-Preferred 20% coinsurance;	
Non-Preferred Generic	
Preferred 10% coinsurance	
Non-Preferred 20% coinsurance;	
Preferred Brand	
Preferred 20% coinsurance	
Non-Preferred 30% coinsurance;	
Non-Preferred Brand	
Preferred 30% coinsurance	
Non-Preferred 40% coinsurance	
After Deductible:	
Preferred Specialty 40% coinsurance	
Non-Preferred Specialty 50% coinsurance	
After Deductible:	
Same as retail coinsurance	
<small>Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.</small>	

CURRENT / RENEWAL / NEGOTIATED RENEWAL	
Fully Insured	
Renews 4/1/2026	1 Year
\$594.59	\$895.67
\$1,237.22	\$1,863.61
\$1,178.13	\$1,774.67
\$1,820.81	\$2,742.71
\$766,093	\$1,153,990
	\$387,896
	50.6%

RENEWAL ALTERNATE - DUAL OPTION		
BCBS TX		
Blue Choice PPO Network		Blue Premier Narrow Network
HDHP H.S.A. Plan	MTBSP10H	HDHP H.S.A. Plan
Calendar Year	Embedded	MTBPA007H
Embedded	Embedded	Calendar Year
Embedded	Embedded	Embedded
\$4,500 / \$9,000	\$6,900 / \$13,800	\$5,000 / \$10,000
80%	80%	100%
80% after deductible	80% after deductible	100% after deductible
\$48 copay, applied to deductible	80% after deductible	\$48 copay, applied to deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after In-Network deductible	80% after In-Network deductible	100% after In-Network deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
80% after deductible	80% after deductible	100% after deductible
Max 35 combined visits per year		No limitation
\$9,000 / \$18,000	Unlimited / Unlimited	In-Network Only
Unlimited / Unlimited	60%	In-Network Only
No		In-Network Only
No		No
Performance PDL		Performance PDL
Combined with Medical	Combined with Medical	Combined with Medical
Combined with Medical	Combined with Medical	Combined with Medical
After Deductible:		
Preferred Generic		
Preferred 10% coinsurance		
Non-Preferred 20% coinsurance;		
Non-Preferred Generic		
Preferred 10% coinsurance		
Non-Preferred 20% coinsurance;		
Preferred Brand		
Preferred 20% coinsurance		
Non-Preferred 30% coinsurance;		
Non-Preferred Brand		
Preferred 30% coinsurance		
Non-Preferred 40% coinsurance		
After Deductible:		
Preferred Specialty 40% coinsurance		
Non-Preferred Specialty 50% coinsurance		
After Deductible:		
Same as retail coinsurance		
<small>Generic Incentive: members electing to purchase Brand drugs when a Generic equivalent drug is available will be required to pay the difference between the cost of the Generic & Brand drug plus the applicable coinsurance. Pre-authorization, Step Therapy &/or Quantity Limits may apply to certain drugs. A Designated Pharmacy may be required for certain drugs.</small>		After Deductible: 0% coinsurance

RENEWAL ALTERNATE - DUAL OPTION		
Fully Insured		
1 Year		
\$895.67		\$608.40
\$1,863.61		\$1,265.90
\$1,774.67		\$1,205.48
\$2,742.71		\$1,863.06
\$692,394		\$313,550
	\$1,005,944	
	\$239,850	
	31.3%	
		MVPD 73

PPO Max

	<i>Curative In/Out-of-Network (copay deductible, copay insurance when compliant with baseline visit)</i>	<i>Curative In-Network (copay deductible, copay insurance when non-compliant with baseline visit)</i>	<i>Out-of-Network (copay deductible, copay insurance when non-compliant with baseline visit)</i>
Annual Deductible	\$0	\$5,000/person and \$10,000/family	\$5,000/person and \$10,000/family
Coinsurance Percentage	0%	20% Medical / 25% Pharmacy	20%
Annual Out-of-Pocket Maximum (Medical)	\$0	\$7,500/person and \$15,000/family	\$7,500/person and \$15,000/family
Lifetime Maximum Benefit	No Limit	No Limit	No Limit
Office/Virtual Visit - Family Practice, Internal Medicine, OB/ GYN, Pediatrics	\$0	\$25 copay after deductible	\$50 copay after deductible
Specialist Office/Virtual Visit	\$0	\$50 copay after deductible	\$100 copay after deductible
Telemedicine - Urgent Care with a 24/7/365 On Demand Doctor Visit	\$0	\$0 copay	20% coinsurance after deductible
Urgent Care	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Preferred Drugs - Includes certain Generic, Brand Name, & Specialty drugs	\$0	\$50 copay after deductible	40% coinsurance after deductible
Non-preferred Drugs	\$50 Brand & Generic / \$250 Specialty	\$100 copay after deductible for Brand & Generic, 25% coinsurance after deductible for Specialty drugs	40% coinsurance after deductible
Hospital / Free Standing Emergency Room	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Emergency Room Physicians	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Surgery - Physician	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Lab and X-Ray	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Hospital - Semi-private Room and Board	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Hospital Inpatient Surgery	\$0	20% coinsurance after deductible	20% coinsurance after deductible

Marketing Results: Curative Quote

PPO

	<i>Curative In-Network (copay deductible, copay insurance when compliant with baseline visit)</i>	<i>Curative In-Network (copay deductible, copay insurance when non-compliant with baseline visit)</i>	<i>Out-of-Network</i>
Annual Deductible	\$0	\$5,000/person and \$10,000/family	\$10,000/person and \$20,000/family
Coinsurance Percentage	0%	20% Medical / 25% Pharmacy	50%
Annual Out-of-Pocket Maximum (Medical)	\$0	\$7,500/person and \$15,000/family	\$15,000/person and \$30,000/family
Lifetime Maximum Benefit	No Limit	No Limit	No Limit
Office/Virtual Visit - Family Practice, Internal Medicine, OB/ GYN, Pediatrics	\$0	\$25 copay after deductible	\$50 copay after deductible
Specialist Office/Virtual Visit	\$0	\$50 copay after deductible	\$100 copay after deductible
Telemedicine - Urgent Care with a 24/7/365 On Demand Doctor Visit	\$0	\$0 copay	50% coinsurance after deductible
Urgent Care	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Preferred Drugs - Includes certain Generic, Brand Name, & Specialty drugs	\$0	\$50 copay after deductible	40% coinsurance after deductible
Non-preferred Drugs	\$50 Brand & Generic / \$250 Specialty	\$100 copay after deductible for Brand & Generic, 25% coinsurance after deductible for Specialty drugs	40% coinsurance after deductible
Hospital / Free Standing Emergency Room	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Emergency Room Physicians	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Surgery - Physician	\$0	20% coinsurance after deductible	50% coinsurance after deductible
Outpatient Lab and X-Ray	\$0	20% coinsurance after deductible	50% coinsurance after deductible
Hospital - Semi-private Room and Board	\$0	20% coinsurance after deductible	50% coinsurance after deductible
Hospital Inpatient Surgery	\$0	20% coinsurance after deductible	50% coinsurance after deductible

MVPD 75



EPO

	<i>Curative In-Network (copay deductible, copay insurance when compliant with baseline visit)</i>	<i>Curative In-Network (copay deductible, copay insurance when non-compliant with baseline visit)</i>	<i>Out-of-Network</i>
Annual Deductible	\$0	\$5,000/person and \$10,000/family	Not Covered
Coinsurance Percentage	0%	20% Medical / 25% Pharmacy	Not Covered
Annual Out-of-Pocket Maximum (Medical)	\$0	\$7,500/person and \$15,000/family	Not Covered
Lifetime Maximum Benefit	No Limit	No Limit	Not Covered
Office/Virtual Visit - Family Practice, Internal Medicine, OB/ GYN, Pediatrics	\$0	\$25 copay after deductible	Not Covered
Specialist Office/Virtual Visit	\$0	\$50 copay after deductible	Not Covered
Telemedicine - Urgent Care with a 24/7/365 On Demand Doctor Visit	\$0	\$0 copay	Not Covered
Urgent Care	\$0	20% coinsurance after deductible	Not Covered
Preferred Drugs - Includes certain Generic, Brand Name, & Specialty drugs	\$0	\$50 copay after deductible	Not Covered
Non-preferred Drugs	\$50 Brand & Generic / \$250 Specialty	\$100 copay after deductible for Brand & Generic, 25% coinsurance after deductible for Specialty drugs	Not Covered
Hospital / Free Standing Emergency Room	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Emergency Room Physicians	\$0	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Surgery - Physician	\$0	20% coinsurance after deductible	Not Covered
Outpatient Lab and X-Ray	\$0	20% coinsurance after deductible	Not Covered
Hospital - Semi-private Room and Board	\$0	20% coinsurance after deductible	Not Covered
Hospital Inpatient Surgery	\$0	20% coinsurance after deductible	Not Covered



Renewal and Marketing Results Curative - Fully Insured

OPTION 1 - SINGLE OPTION PPO

Illustrative Quote

Funding		Fully Insured
Rate Guarantee		1 Year
ENROLLMENT* / RATES*		PPO
Employee	34	\$773.93
Employee & Spouse	6	\$1,610.39
Employee & Child(ren)	6	\$1,533.48
Employee & Family	16	\$2,370.00
ANNUAL PREMIUM		
Annual Premium		\$997,162
\$ Change Over Current		\$231,069
% Change Over Current		30.2%

\$8,000 Transition Credit (not included in totals shown)

OPTION 2 - TRIPLE OPTION

Illustrative Quote

Funding				Fully Insured		
Rate Guarantee				1 Year		
ENROLLMENT* / RATES*	PPO Max	PPO	EPO	PPO Max	PPO	EPO
Employee	0	0	34	\$990.29	\$825.24	\$726.21
Employee & Spouse	0	0	6	\$2,060.58	\$1,717.15	\$1,511.09
Employee & Child(ren)	0	0	6	\$1,962.17	\$1,635.14	\$1,438.92
Employee & Family	0	0	16	\$3,032.55	\$2,527.12	\$2,223.87
PREMIUM BY PLAN	0	0	62			
Annual Premium by Plan				\$0	\$0	\$935,677
ANNUAL PREMIUM						
Total Combined Annual Premium				\$935,677		
\$ Change Over Current				\$169,584		
% Change Over Current				22.1%		

\$8,000 Transition Credit (not included in totals shown)
Option 2 - Triple Option includes the Chiro Add-On Rider

*Projected enrollment per plan based on Curative enrollment projections. Rates are illustrative & will be based on final enrollment/actual plans selected. If EPO enrollment is lower than projected, the client will be refunded the annual difference.



Medical Disruption Analysis

Medical Network Analysis Effective April 1, 2026

Based on Claims Paid by BCBS TX 1/1/2025-12/31/2025

		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
In-Network		619	385	607
Out-of-Network		15	225	13
*N/A		-	24	14
Total		634	634	634
Top 5 Providers By Total Payment		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Total Payment			
MEMORIAL HERMANN HEALTH SYSTEM	\$548,585	Yes	Yes	Yes
TEXAS CHILDREN'S HOSPITAL	\$264,115	Yes	No	Yes
METHODIST HEALTH CENTERS	\$113,292	Yes	No	Yes
AIR EVAC EMS, INC.	\$106,998	Yes	No	Yes
UT PHYSICIANS	\$39,539	Yes	Yes	Yes
Top 5 Providers by Claimant Count		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Claimant Count			
UT PHYSICIANS	62	Yes	Yes	Yes
QUEST DIAGNOSTICS CLINICAL LABORATOIRES INC	36	Yes	Yes	N/A
TMH PHYSICIAN ASSOCIATES PLLC	33	Yes	No	Yes
TEXAS CHILDRENS PHYSICIAN GROUP	29	Yes	No	Yes
LABORATORY CORPORATION OF AMERICA	28	Yes	Yes	N/A
Top 5 Providers by Visit Count		Current BCBS TX Blue Choice	BCBS TX Blue Premier	Curative HealthSmart
Provider Name - Billing	Visit Count			
UT PHYSICIANS	139	Yes	Yes	Yes
MEMORIAL HERMANN HEALTH SYSTEM	90	Yes	Yes	Yes
QUEST DIAGNOSTICS CLINICAL LABORATOIRES INC	72	Yes	Yes	N/A
TMH PHYSICIAN ASSOCIATES PLLC	63	Yes	No	Yes
AGELESS MEN'S HEALTH, TX, LLC	60	Yes	No	Yes

*N/A are records that do not provide enough information to validate a match, are not considered an eligible provider &/or excluded, such as; a PA, CLNP, RNP, Nutritionist, DBE Company, Optometry, Dentistry, Rx, Behavioral Health, Chiropractic, etc.

Curative - laboratory charges may be considered in-network if at an in-network facility as they do not disrupt against independent laboratory providers.



Medical Renewal – Alternate Quote

MVPD only

MEDICAL - Effective Date: 4/1/2026	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
Plan Slot	1	1	1	1	1	1	1
Carrier	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare
Plan Name	Blue Choice Silver PPOS_M_101 (S9L3CHC)	Blue Choice Gold PPOS_M_830 (G6656CHC)	Blue Choice Silver PPOS_M_825 (S662CHC)	UHC Choice Plus HSA Silver 4000-3 - EO9G (EO9G-K35S)	UHC Choice Plus HSA Silver 4000-2 - EO9O (EO9O-K35S)	UHC Choice Plus HSA Silver 5000-5 - EO9K (EO9K-K35S)	UHC Choice Plus HSA Silver 5500-1 - EO9L (EO9L-K35S)
Plan Type	PPO / HSA	PPO / HSA	PPO / HSA	POS / HSA	POS / HSA	POS / HSA	POS / HSA
Funding Type	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured
Network	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS
Metallic Level	Silver	Gold	Silver	Silver	Silver	Silver	Silver
Referrals Required	No	No	No	No	No	No	No
In Network							
Deductible Type	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
Coinsurance	80%	100%	100%	80%	100%	100%	100%
Deductible Single	\$4,100	\$4,100	\$5,500	\$4,000	\$4,000	\$5,000	\$5,500
Deductible Family	\$12,300	\$12,300	\$11,000	\$8,000	\$8,000	\$10,000	\$11,000
OOP Max Single	\$7,000	\$4,100	\$5,500	\$7,000	\$7,500	\$6,000	\$7,000
OOP Max Family	\$14,000	\$12,300	\$11,000	\$14,000	\$15,000	\$12,000	\$14,000
Inpatient Facility	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$1,200 after deductible	70% after deductible	100% after deductible
Outpatient Surgery	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$800 after deductible	70% after deductible	100% after deductible
Copays							
Office Copay	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Specialist	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Urgent Care	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
ER	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 after deductible	70% after deductible	100% after deductible
Other Services							
Diagnostic Lab / X-Ray	80% after deductible / 80% after deductible	100% after deductible / 100% after deductible	100% after deductible / 100% after deductible	80% after deductible / 80% after deductible	\$40 per procedure after deductible / \$40 per procedure after deductible	70% after deductible / 70% after deductible	100% after deductible / 100% after deductible
MRI & CT Scan	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 per procedure after deductible	70% after deductible	100% after deductible
Rx							
Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Family Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Rx Tiers (See SBC - Non-Preferred Specialty)	90% after deductible / Tier-2: 80% after deductible / 90% after deductible / Tier-2: 80% after deductible / 80% after deductible / 70% after deductible / 70% after deductible / Tier-2: 60% after deductible / 60% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible
Out of Network							
Coinsurance	60%	100%	100%	50%	70%	50%	70%
Deductible Single	\$8,200	\$8,200	\$11,000	\$10,000	\$10,000	\$10,000	\$10,000
Deductible Family	\$24,600	\$24,600	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
OOP Max Single	Unlimited	\$8,200	\$11,000	Unlimited	Unlimited	Unlimited	Unlimited
OOP Max Family	Unlimited	\$24,600	\$22,000	Unlimited	Unlimited	Unlimited	Unlimited
Inpatient Facility	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Outpatient Surgery	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Enrollment							
Employee Only	21	21	21	21	21	21	21
Employee Spouse	5	5	5	5	5	5	5
Employee Child(ren)	7	7	7	7	7	7	7
Family	13	13	13	13	13	13	13
Monthly Premiums							
Employee Only	\$1,050.96	\$1,249.78	\$1,065.38	\$1,173.50	\$1,189.11	\$1,165.09	\$1,169.09
Employee Spouse	\$2,101.93	\$2,499.57	\$2,130.76	\$2,347.00	\$2,378.22	\$2,330.18	\$2,338.18
Employee Child(ren)	\$2,101.93	\$2,499.57	\$2,130.76	\$2,347.00	\$2,378.22	\$2,330.18	\$2,338.18
Family	\$3,152.89	\$3,749.35	\$3,196.13	\$3,520.50	\$3,567.33	\$3,495.27	\$3,507.27
Monthly Premium Per Plan	\$88,280.89	\$104,981.77	\$89,491.79	\$98,574.00	\$99,885.24	\$97,867.56	\$98,203.56
Monthly Premium Per Option	\$88,280.89	\$104,981.77	\$89,491.79	\$98,574.00	\$99,885.24	\$97,867.56	\$98,203.56
Annual Premium Per Plan	\$1,059,370.68	\$1,259,781.24	\$1,073,901.48	\$1,182,888.00	\$1,198,622.88	\$1,174,410.72	\$1,178,442.72
Annual Premium Per Option	\$1,059,370.68	\$1,259,781.24	\$1,073,901.48	\$1,182,888.00	\$1,198,622.88	\$1,174,410.72	\$1,178,442.72



Medical Renewal – Alternate Quote Bunker Hill only

MEDICAL - Effective Date: 4/1/2026	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
Plan Slot	1	1	1	1	1	1	1
Carrier	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare
Plan Name	Blue Choice Silver PPOSM 101 (S9L3CHC)	Blue Choice Gold PPOSM 830 (G656CHC)	Blue Choice Silver PPOSM 825 (S662CHC)	UHC Choice Plus HSA Silver 4000-3 - EO9G (EO9G-K35S)	UHC Choice Plus HSA Silver 4000-2 - EO9O (EO9O-K35S)	UHC Choice Plus HSA Silver 5000-5 - EO9K (EO9K-K35S)	UHC Choice Plus HSA Silver 5500-1 - EO9L (EO9L-K35S)
Plan Type	PPO / HSA	PPO / HSA	PPO / HSA	POS / HSA	POS / HSA	POS / HSA	POS / HSA
Funding Type	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured
Network	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS
Metallic Level	Silver	Gold	Silver	Silver	Silver	Silver	Silver
Reforms Required	No	No	No	No	No	No	No
In Network							
Deductible Type	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
Coinsurance	80%	100%	100%	80%	100%	70%	100%
Deductible Single	\$4,100	\$4,100	\$5,500	\$4,000	\$4,000	\$5,000	\$5,500
Deductible Family	\$12,300	\$12,300	\$11,000	\$8,000	\$8,000	\$10,000	\$11,000
OOP Max Single	\$7,000	\$4,100	\$5,500	\$7,000	\$7,500	\$6,000	\$7,000
OOP Max Family	\$14,000	\$12,300	\$11,000	\$14,000	\$15,000	\$12,000	\$14,000
Inpatient Facility	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$1,200 after deductible	70% after deductible	100% after deductible
Outpatient Surgery	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$800 after deductible	70% after deductible	100% after deductible
Copays							
Office Copay	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Specialist	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Urgent Care	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
ER	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 after deductible	70% after deductible	100% after deductible
Other Services							
Diagnostic Lab / X-Ray	80% after deductible / 80% after deductible	100% after deductible / 100% after deductible	100% after deductible / 100% after deductible	80% after deductible / 80% after deductible	\$40 per procedure after deductible / \$40 per procedure after deductible	70% after deductible / 70% after deductible	100% after deductible / 100% after deductible
MRI & CT Scan	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 per procedure after deductible	70% after deductible	100% after deductible
RX							
Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Family Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Rx Tiers (See SBC - Non-Preferred Specialty)	90% after deductible / Tier-2: 80% after deductible / 90% after deductible / Tier-2: 80% after deductible / 80% after deductible / Tier-2: 70% after deductible / 70% after deductible / Tier-2: 60% after deductible / 60% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible
Out of Network							
Coinsurance	60%	100%	100%	50%	70%	50%	70%
Deductible Single	\$8,200	\$8,200	\$11,000	\$10,000	\$10,000	\$10,000	\$10,000
Deductible Family	\$24,600	\$24,600	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
OOP Max Single	Unlimited	\$8,200	\$11,000	Unlimited	Unlimited	Unlimited	Unlimited
OOP Max Family	Unlimited	\$24,600	\$22,000	Unlimited	Unlimited	Unlimited	Unlimited
Inpatient Facility	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Outpatient Surgery	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Enrollment							
Employee Only	6	6	6	6	6	6	6
Employee Spouse	1	1	1	1	1	1	1
Employee Child(ren)	0	0	0	0	0	0	0
Family	2	2	2	2	2	2	2
Monthly Premiums							
Employee Only	\$986.61	\$1,173.26	\$1,000.14	\$1,101.64	\$1,116.29	\$1,093.74	\$1,097.49
Employee Spouse	\$1,973.22	\$2,346.51	\$2,000.28	\$2,203.28	\$2,232.58	\$2,187.48	\$2,194.98
Employee Child(ren)	\$1,973.22	\$2,346.51	\$2,000.28	\$2,203.28	\$2,232.58	\$2,187.48	\$2,194.98
Family	\$2,959.83	\$3,519.77	\$3,000.42	\$3,304.92	\$3,348.87	\$3,281.22	\$3,292.47
Monthly Premium Per Plan	\$13,812.54	\$16,425.61	\$14,001.96	\$15,422.96	\$15,628.06	\$15,312.36	\$15,364.86
Monthly Premium Per Option	\$13,812.54	\$14,001.96	\$14,001.96	\$15,422.96	\$15,628.06	\$15,312.36	\$15,364.86
Annual Premium Per Plan	\$165,750.48	\$197,107.32	\$168,023.52	\$185,075.52	\$187,536.72	\$183,748.32	\$184,378.32
Annual Premium Per Option	\$165,750.48	\$197,107.32	\$168,023.52	\$185,075.52	\$187,536.72	\$183,748.32	\$184,378.32

MVPD 8



Medical Renewal – Alternate Quote Piney Point only

MEDICAL - Effective Date: 4/1/2026	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
Plan Slot	1	1	1	1	1	1	1
Carrier	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	Blue Cross Blue Shield of Texas	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare	UnitedHealthcare
Plan Name	Blue Choice Silver PPOSM_101 (S9L3CHC)	Blue Choice Gold PPOSM_830 (G656CHC)	Blue Choice Silver PPOSM_825 (S662CHC)	UHC Choice Plus HSA Silver 4000-3 - EO9G (EO9G-K355)	UHC Choice Plus HSA Silver 4000-2 - EO9O (EO9O-K355)	UHC Choice Plus HSA Silver 5000-5 - EO9K (EO9K-K355)	UHC Choice Plus HSA Silver 5500-1 - EO9I (EO9I-K355)
Plan Type	PPO / HSA	PPO / HSA	PPO / HSA	POS / HSA	POS / HSA	POS / HSA	POS / HSA
Funding Type	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured	Fully Insured
Network	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	BLUE CHOICE PPO (BCA)	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS	CHOICE PLUS POS
Metallic Level	Silver	Gold	Silver	Silver	Silver	Silver	Silver
Referrals Required	No	No	No	No	No	No	No
In Network							
Deductible Type	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
Coinsurance	80%	100%	80%	80%	100%	70%	100%
Deductible Single	\$4,100	\$4,100	\$5,500	\$4,000	\$4,000	\$5,000	\$5,500
Deductible Family	\$12,300	\$12,300	\$11,000	\$8,000	\$8,000	\$10,000	\$11,000
OOP Max Single	\$7,000	\$4,100	\$5,500	\$7,000	\$7,500	\$6,000	\$7,000
OOP Max Family	\$14,000	\$12,300	\$11,000	\$14,000	\$15,000	\$12,000	\$14,000
Inpatient Facility	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$1,200 after deductible	70% after deductible	100% after deductible
Outpatient Surgery	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$800 after deductible	70% after deductible	100% after deductible
Copays							
Office Copay	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Specialist	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
Urgent Care	80% after deductible	100% after deductible	100% after deductible	80% after deductible	100% after deductible	70% after deductible	100% after deductible
ER	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 after deductible	70% after deductible	100% after deductible
Other Services							
Diagnostic Lab / X-Ray	80% after deductible / 80% after deductible	100% after deductible / 100% after deductible	100% after deductible / 100% after deductible	80% after deductible / 80% after deductible	\$40 per procedure after deductible / \$40 per procedure after deductible	70% after deductible / 70% after deductible	100% after deductible / 100% after deductible
MRI & CT Scan	80% after deductible	100% after deductible	100% after deductible	80% after deductible	\$500 per procedure after deductible	70% after deductible	100% after deductible
RX							
Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Family Rx Deductible	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical	Included in Medical
Rx Tiers (See SBC - Non-Preferred Specialty)	90% after deductible / Tier-2: 80% after deductible / 90% after deductible / Tier-2: 80% after deductible / 80% after deductible / Tier-2: 70% after deductible / 70% after deductible / Tier-2: 60% after deductible / 60% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	100% after deductible / 100% after deductible / 100% after deductible / 100% after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible	\$10 per script after deductible / \$40 per script after deductible / \$125 per script after deductible / \$300 per script after deductible / \$10-\$500 per script after deductible
Out of Network							
Coinsurance	60%	100%	100%	50%	70%	50%	70%
Deductible Single	\$8,200	\$8,200	\$11,000	\$10,000	\$10,000	\$10,000	\$10,000
Deductible Family	\$24,600	\$24,600	\$22,000	\$20,000	\$20,000	\$20,000	\$20,000
OOP Max Single	Unlimited	\$8,200	\$11,000	Unlimited	Unlimited	Unlimited	Unlimited
OOP Max Family	Unlimited	\$24,600	\$22,000	Unlimited	Unlimited	Unlimited	Unlimited
Inpatient Facility	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Outpatient Surgery	60% after deductible	100% after deductible	100% after deductible	50% after deductible	70% after deductible	50% after deductible	70% after deductible
Enrollment							
Employee Only	6	6	6	6	6	6	6
Employee Spouse	0	0	0	0	0	0	0
Employee Child(ren)	0	0	0	0	0	0	0
Family	1	1	1	1	1	1	1
Monthly Premiums							
Employee Only	\$910.27	\$1,082.47	\$922.75	\$1,016.40	\$1,029.92	\$1,009.11	\$1,012.57
Employee Spouse	\$1,820.54	\$2,164.95	\$1,845.51	\$2,032.80	\$2,059.84	\$2,018.22	\$2,025.14
Employee Child(ren)	\$1,820.54	\$2,164.95	\$1,845.51	\$2,032.80	\$2,059.84	\$2,018.22	\$2,025.14
Family	\$2,730.81	\$3,247.42	\$2,768.26	\$3,049.20	\$3,089.76	\$3,027.33	\$3,037.71
Monthly Premium Per Plan	\$8,192.43	\$9,742.24	\$9,147.60	\$9,147.60	\$9,269.28	\$9,081.99	\$9,113.13
Monthly Premium Per Option	\$8,192.43	\$9,742.24	\$8,304.76	\$9,147.60	\$9,269.28	\$9,081.99	\$9,113.13
Annual Premium Per Plan	\$98,309.16	\$116,906.88	\$99,657.12	\$109,771.20	\$111,231.36	\$108,983.88	\$109,357.56
Annual Premium Per Option	\$98,309.16	\$116,906.88	\$99,657.12	\$109,771.20	\$111,231.36	\$108,983.88	\$109,357.56

Curative





Curative



Better health depends on care people can use and afford —

It's time for a *fresh* start with a *new* health insurance plan.

Note: Alliant's Compliance Group has concerns that these Base-Line visits required to get the \$0 Copay/ \$0 Deductible benefit enhancement is a violation of ADA. Should you want to implement Curative option all matters should be reviewed by your corporate counsel.

The savings represented in the following exhibits are "*Illustrative Only*"



What is the Baseline Visit?

At Curative, we're committed to helping our members engage and get the most out of their health plan **from day one**.

The Baseline Visit is designed to simplify the member experience for all. It's an in-person or virtual meeting with a Care Navigator to orient to the plan and a Clinician to discuss a personal health roadmap.

It is confidential with zero impact on premiums.

We want to **welcome our members back** to health care they can trust.



High engagement

98% completion of the Baseline Visit.



We use multitouch member engagement to drive Baseline Visit participation.

1. Enrollment



Emphasized discussion in the enrollment meeting

2. Plan Start



Printed materials mailed with member ID card



Introductory and follow-up emails to dynamic content

3. 120 Days



Individualized calls and texts to members who do not sign up



Auto-scheduling capabilities



Employer toolkit: posters, emails, intranet resources



Condition management programs empower members to be their best self.

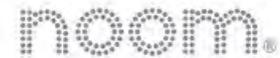


- **Weight Management**
- **Diabetes and Pre-Diabetes**
- **Hypertension**
- **Mental Health**
- **Maternal Health**

Current Partners



WeightWatchers





High-touch member communication builds trust and engagement.

Focused educational campaigns to demystify benefits.



Member newsletters with latest resources.



Two-way call and text communication, including just-in-time messages.

Your prescription was received by an out-of-network pharmacy. To take full advantage of your Curative benefits, use an in-network pharmacy. curative.com/pharmacy or call Member Services



“Curative is very communicative, with calls or texts, knowledgeable, reliable, and kind!”



We've made our pharmacy benefit simple to increase compliance and lower costs.



Preferred	Non-Preferred	
Consists of generic and select brand and specialty medications	Consists of lower value generics, brands, and specialty medications	
\$0 Copay*	\$50/\$250 Copay*	
1. Get your Baseline Visit within 120 days of your start date.	2. Visit an in-network provider who prescribes a preferred medication.	3. Use our preferred in-network pharmacies.



Curative

Pharmacy choice: from exclusive to everywhere.

Members have access to the Curative Pharmacy, or one of many partner pharmacies: **H-E-B, Albertsons, United SM, Amigos, Tom Thumb, Market Street, Randalls, and Publix**. If a retail partner option greater than 10 miles away, Curative will find a readily available alternate retailer.



Curative Pharmacy

- Available throughout Texas and Florida
- All medications from one pharmacy (OTCs, retail, specialty, mail, etc.)

Convenience

- Same-day delivery in Austin, Dallas, Houston and San Antonio.
- 90-day supplies (most maintenance medications)



Pharmacy choice: from exclusive to everywhere.

Our in-network pharmacies include all locations across the United States.

- [Curative Pharmacy](#)
- **Albertsons Pharmacy Companies:** [Acme Pharmacy](#), [Albertsons Pharmacy](#), [Albertsons Market Pharmacy](#), [Amigos Pharmacy](#), [Carrs Pharmacy](#), [Haggen Pharmacy](#), [Jewel-Osco Pharmacy](#), [Market Street Pharmacy](#), [Pavilions Pharmacy](#), [Randalls Pharmacy](#), [Safeway Pharmacy](#), [Say-On Pharmacy](#), [Star Market Pharmacy](#), [Shaws Pharmacy](#), [Tom Thumb Pharmacy](#), [United Coalition Pharmacy](#), [United Pharmacy](#), [Vons Pharmacy](#)
- [H-E-B Pharmacy](#)
- [Publix Pharmacy](#)
- *Out of standard service area: CapRx Wrap Network* includes major partners, such as Walgreens, CVS, RiteAid, and Walmart*

Don't see a retailer? If a member is not near an in-network retail pharmacy and not in range of the Curative Pharmacy, Curative will use find an alternative custom option using the CapRx network to each person that is convenient.

Pharmacy Options by Region	Curative Pharmacy	Retail Options
National	Overnight delivery in select states	Albertsons Pharmacy Companies, Publix, Brookshire Brothers Pharmacy, and CapRx* wrap network
Austin, Dallas, Houston and San Antonio Coming 2024: Tampa, Orlando and Miami	Same or next-day delivery	H-E-B, Albertsons Pharmacy Companies, United SM, Amigos, Tom Thumb, Market Street, and Randalls, or other retail partner Publix and CapRx* wrap network



Curative Pharmacy: making health and savings easy.

Engagement with our pharmacy and members



* High-Level Care

- Personalized welcome packet with adherence aids
- Care coordination with your prescribers (refills, prior authorizations)
- Medication optimization – helping members get to the \$0 option

* Communication

- Two-way text messaging
- Pharmacist consultations
- Follow-up after new start medications



Simple to use **member portal.**

The screenshot shows a user-friendly member portal interface. On the left is a navigation sidebar with a red star logo at the top, followed by a 'Collapse' button and menu items: Dashboard, Get Care, Health Plan, Resources, Member Card, Profile, and Log out. The main content area is titled 'Hello, JESSICA' and includes a welcome message. A 'Baseline Visit' section features a congratulatory message and a blue button to 'Learn more about Baseline Visit'. To the right is a 'curative' member card showing the name JESSICA, a blurred photo, the ID number ATX, and the effective date 01-01-2023, with a 'View Card' link. Below this are three columns: 'Find your in-network Care Team' with links for Primary Care Providers, Pharmacies, Urgent Cares, and Emergency Centers; 'Pharmacy Help & Support' with a phone number and a link to drug coverage info; and 'Help & Support' with a message and contact information including a phone number and an email address. At the bottom left, there is a 'Resources' section with links for 'Benefits booklet' and 'Find a provider'. At the bottom right, there is a 'Need help?' button and the text 'MVPD 92'.



Sustainable affordability we stand behind.



Curative's proactive member health engagement from Day 1 drives sustainable medical cost control over time

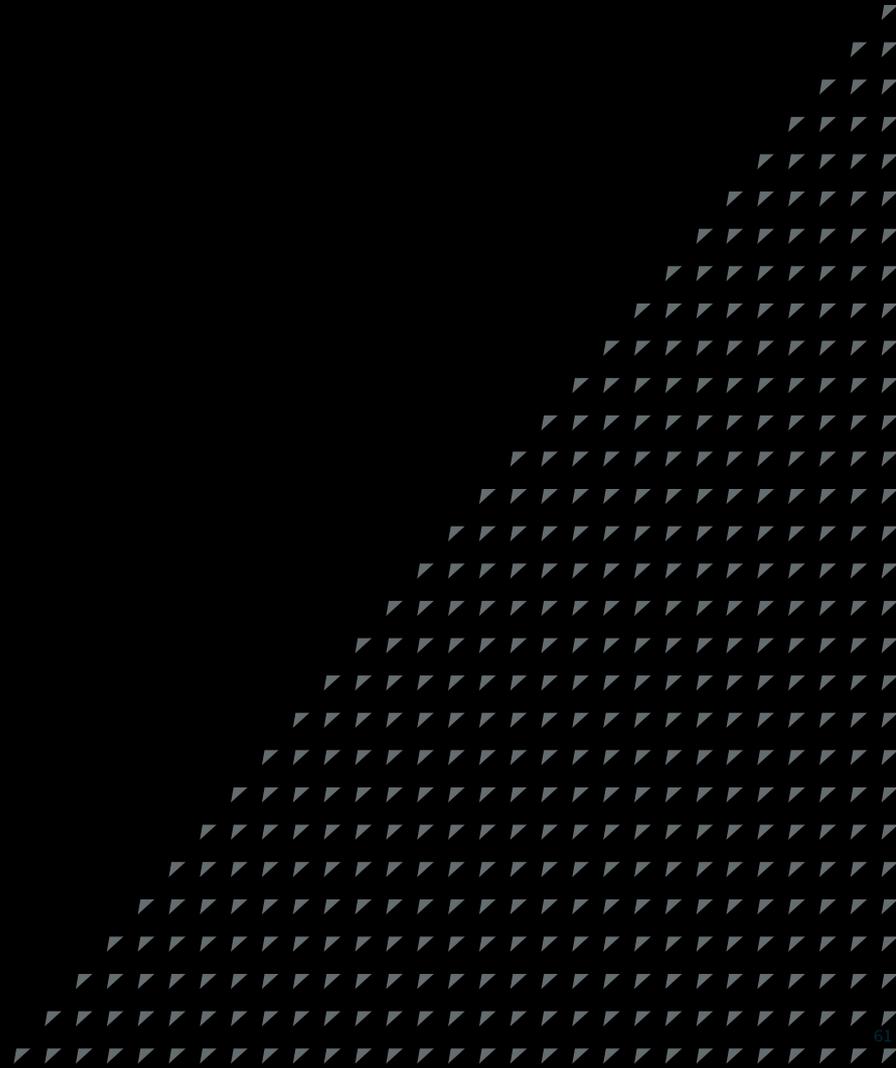
- Yr.1 ML is higher as members re-set and get needed care
- Yrs. 2-3 and beyond lower ML for lasting impact with more engaged members and better health outcomes

We stand behind our approach with a 2 year rate guarantee demonstrating our commitment to affordability for Curative clients.

Proof Early Engagement Works

- 98% Baseline
- 60% chronic condition management engagement
- Adherence

DENTAL





Dental Marketing Results

PLAN TYPE	QUOTE STATUS	*CARRIER RATING	NOTES / COMMENTS
DENTAL			
BlueCross BlueShield of Texas	Presented	A	Current & Renewal are included in our analysis
Aetna Group	Declined	A	Cannot submit sealed bids in small group segment
AFLAC	Declined	A+	Cannot match current benefits in small group segment
Ameritas Group	Declined	A	Uncompetitive rates due to experience
CIGNA Group	Declined	A	No response to the RFP
Delta Dental Insurance Company	Declined	A	Cannot submit sealed bids in small group segment
Equitable	Declined	A	Will not quote when bundled with medical
Guardian Life	Declined	A++	Ineligible industry
Humana	Presented		Included in our analysis
Lincoln Financial Group	Declined	A+	Does not write stand alone dental in small group segment
MetLife Inc	Quoted	A+	Received after the deadline with no sealed bid submit
Mutual of Omaha Insurance Company	Declined	A+	Ineligible industry
Principal Financial Group Inc	Declined	A+	Cannot submit sealed bids in small group segment
Reliance Standard Life Insurance Company	Declined	A++	Uncompetitive rates
Renaissance	Declined	A	Uncompetitive rates
Standard Insurance Group	Presented	A	Included in our analysis
Sun Life Financial Group	Declined	A+	Uncompetitive rates
United Concordia Companies Inc	Presented	A	Included in our analysis
United HealthCare Insurance Company	Quoted	A	Uncompetitive rates, not included in our analysis
Unum Group	Declined	A	Cannot submit sealed bids in small group segment

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant typically rely upon rating agencies for this type of market analysis. A.M. Best has been an industry leader in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

*Alliant's standard protocol is to only place coverage with carriers with no less than an "A-" rating from A.M. Best. However, where Alliant determines that it is prudent to consider coverage with a lower rated carrier, the financial rating of the carrier is to be disclosed to the client. Should Alliant become aware of a carrier's rating dropping below "A-" mid-policy period we will review and advise you of the situation and consider if an alternative carrier can be reasonably provided prior to renewal.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com.



Dental Renewal with BCBS of Texas

Memorial Villages Police Department - Plan Year: April 2026 - March 2027

BENEFITS	
Carrier	
Plan Type	
Plan Name	
Deductible Period	
IN-NETWORK	
Deductible - Individual / Family	
Deductible Waiver	
Annual Maximum	
Coins - Preventative / Basic / Major	
Orthodontia Coins	
Eligibility	
Orthodontia Lifetime Max - Individual	
Out of Network Percentile	
SERVICES	
Fillings	
Endodontics	
Periodontics Non-Surgical	
Periodontics Surgical	
Complex Oral Surgery	
Crowns	
Dentures	
Late Entrant Waiting Period	
ADDITIONAL BENEFITS / NOTES	
Extended Annual Maximum (Humana)	
Implants	
TMJ	
Cleanings / Frequency	
Exams / Frequency	
Bitewings / Frequency	
Complete Full Mouth/Panoramic X-Rays	

COSTS

Employer Paid or Voluntary Participation Requirement		
Funding		
Rate Guarantee		
ENROLLMENT / RATES		
	High	Low
Employee	19	10
Employee & Spouse	5	0
Employee & Child(ren)	7	0
Employee & Family	13	3
PREMIUM BY PLAN		
	44	13
Annual Premium by Plan		
\$ Change Over Current		
% Change Over Current		
COMBINED ANNUAL PREMIUM		
Total Combined Premium		
\$ Change Over Current		
% Change Over Current		

CURRENT / RENEWAL	
BCBS TX DTNHR33	BCBS TX DTNHM41
Dental DPPO High Plan	Dental DPPO Low Plan
Calendar Year	Calendar Year
\$50 / \$150	\$25 / \$75
Yes	Yes
\$1,500	\$750
100% / 80% / 50%	100% / 80% / N/A
50%	
Adult & Child up to age 19	Not Covered
\$1,500	N/A
90th% (of allowed)	MAC
80%	80%
80%	Not Covered
50%	Not Covered
50%	Not Covered
None; Members may only enroll at the annual OE period, beyond the new hire enrollment period, unless a qualifying event	
N/A	N/A
50%	Not Covered
Not Covered	Not Covered
100% / 2 per year	100% / 2 per year
100% / 2 per year	100% / 2 per year
100% / 1 per year	100% / 1 per year
100% / 1 per 60 months	100% / 1 per 60 months

CURRENT / RENEWAL

Contributory Expected same as current Fully Insured			
Renews 4/1/2026		1 Year	
CURRENT / RENEWAL		CURRENT / RENEWAL	
\$44.83	\$51.55	\$13.57	\$15.61
\$89.62	\$103.06	\$27.15	\$31.22
\$109.88	\$126.36	\$40.50	\$46.58
\$169.63	\$195.07	\$60.26	\$69.30
\$51,291	\$58,982	\$3,798	\$4,368
	\$7,692		\$570
	15.0%		15.0%
CURRENT		RENEWAL	
\$55,088		\$63,350	
		\$8,262	
		15.0%	

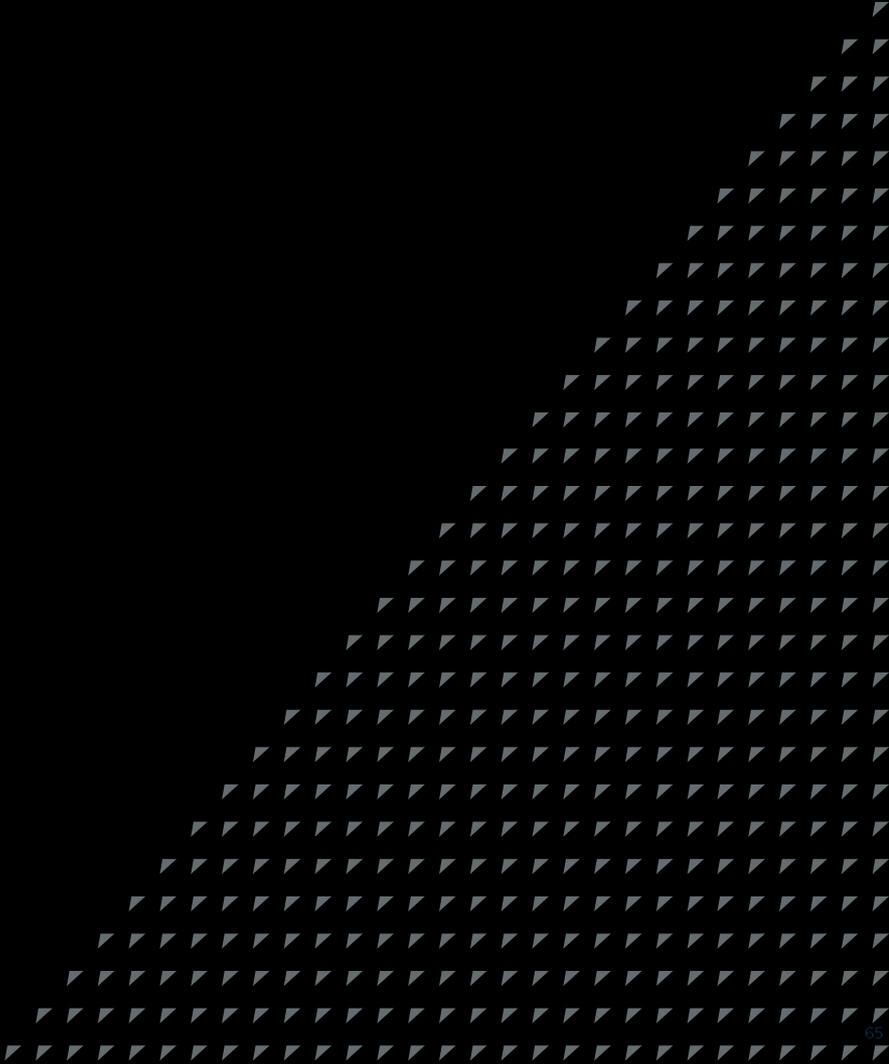
MVPD 96

Dental Renewal and Alternate Options

Memorial Villages Police Department - Plan Year: April 2026 - March 2027

BENEFITS	CURRENT / RENEWAL		ALTERNATE 1		ALTERNATE 2		ALTERNATE 3	
Carrier	BCBS TX DTNHR33	BCBS TX DTNHM41	Standard		Humana		UCCI	
Plan Type	Dental DPPO High Plan	Dental DPPO Low Plan	Buy Up Plan Passive PPO	Core Plan PPO Max	TX Trad+ 01.5K U&C+	TX Prev+ INFES+	F-Plan3W	F-Plan2W
Plan Name	Dental DPPO High Plan	Dental DPPO Low Plan	Dental DPPO High Plan	Dental DPPO Low Plan	Dental DPPO High Plan	Dental DPPO Low Plan	Dental DPPO High Plan	Dental DPPO Low Plan
Deductible Period	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year	Calendar Year
IN-NETWORK								
Deductible - Individual / Family	\$50 / \$150	\$25 / \$75	\$25 / \$75	\$25 / \$75	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$25 / \$75
Deductible Waiver	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Annual Maximum	\$1,500	\$750	\$1,500	\$750	\$1,500	\$750	\$1,500	\$1,000
Coins - Preventative / Basic / Major	100% / 80% / 50%	100% / 80% / N/A	100% / 80% / 50%	100% / 80% / N/A	100% / 80% / 50%	100% / 80% / N/A	100% / 80% / 50%	100% / 80% / N/A
Orthodontia Coins	50%	50%	50%	50%	50%	50%	50%	50%
Eligibility	Adult & Child up to age 19	Not Covered	Adult & Child up to age 26	Not Covered	Adult & Child up to age 26	Not Covered	Adult & Child up to age 26	Not Covered
Orthodontia Lifetime Max - Individual	\$1,500	N/A	\$1,500	N/A	\$1,500	N/A	\$1,500	N/A
Out of Network Percentile	90th% (of allowed)	MAC	90th% (of submitted)	MAC	90th% (of allowed)	MAC	90th% (of submitted)	90th% (of submitted)
SERVICES								
Fillings	80%	80%	80%	80%	80%	80%	80%	80%
Endodontics	80%	Not Covered	80%	Not Covered	80%	Not Covered	80%	80%
Periodontics Non-Surgical	80%	Not Covered	80%	Not Covered	80%	Not Covered	80%	80%
Periodontics Surgical	80%	Not Covered	80%	Not Covered	80%	Not Covered	80%	80%
Complex Oral Surgery	80%	Not Covered	80%	Not Covered	80%	Not Covered	80%	80%
Crowns	50%	Not Covered	50%	Not Covered	50%	Not Covered	50%	Not Covered
Dentures	50%	Not Covered	50%	Not Covered	50%	Not Covered	50%	Not Covered
Late Entrant Waiting Period	None; Members may only enroll at the annual OE period, beyond the new hire enrollment period, unless a qualifying event		None; Members may only enroll at the annual OE period, beyond the new hire enrollment period, unless a qualifying event <i>(*Major - 12 mo WP, applies only to new members enrolling at the annual OE period, excluding a new hire/OE enrollee)</i>		None; Members may only enroll at the annual OE period, beyond the new hire enrollment period, unless a qualifying event		None; Members may only enroll at the annual OE period, beyond the new hire enrollment period, unless a qualifying event	
ADDITIONAL BENEFITS / NOTES								
Extended Annual Maximum (Humana)	N/A	N/A	N/A	N/A	Extended Annual Maximum: 30% coinsurance add'l coverage for Preventive, Basic & Major services (excludes Ortho) after the annual max has been met	N/A	N/A	N/A
Implants	50%	Not Covered	50%	Not Covered	50%	Not Covered	50%	Not Covered
TMJ	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered	Not Covered
Cleanings / Frequency	100% / 2 per year	100% / 2 per year	100% / 2 per year	100% / 2 per year	100% / 3 per year	100% / 3 per year	100% / 3 per year	100% / 3 per year
Exams / Frequency	100% / 2 per year	100% / 2 per year	100% / 2 per year	100% / 2 per year	100% / 3 per year	100% / 3 per year	100% / 2 per year	100% / 2 per year
Bitewings / Frequency	100% / 1 per year	100% / 1 per year	100% / 1 per year	100% / 1 per year	100% / 1 per year	100% / 1 per year	100% / 1 per 12 mos < age 19; 1 per 18 mos > age 19+	100% / 1 per 12 mos > age 19; 1 per 18 mos > age 19+
Complete Full Mouth/Panoramic X-Rays	100% / 1 per 60 months	100% / 1 per 60 months	100% / 1 per 5 years	100% / 1 per 5 years	100% / 1 per 5 years	100% / 1 per 5 years	100% / 1 per 5 years	100% / 1 per 5 years
COSTS	CURRENT / RENEWAL		ALTERNATE 1		ALTERNATE 2		ALTERNATE 3	
Employer Paid or Voluntary	Contributory		Contributory-Buy Up Plan / Non-Contributory-Core Plan		Voluntary		Contributory (same as current)	
Participation Requirement	Expected same as current		Expected same as current (85% minimum required)		Expected same as current (required 50% or more)		Expected same as current (50% min participation in the high plan)	
Funding	Fully Insured		Fully Insured		Fully Insured		Fully Insured	
Rate Guarantee	Renews 4/1/2026 1 Year		2 Years		2 Years		2 Years	
ENROLLMENT / RATES	High	Low	CURRENT / RENEWAL		CURRENT / RENEWAL		CURRENT / RENEWAL	
Employee	19	10	\$44.83	\$51.55	\$13.57	\$15.61	\$37.83	\$10.57
Employee & Spouse	5	0	\$89.62	\$103.06	\$27.15	\$31.22	\$82.62	\$20.15
Employee & Child(ren)	7	0	\$109.88	\$126.36	\$40.50	\$46.58	\$102.88	\$33.50
Employee & Family	13	3	\$169.63	\$195.07	\$60.26	\$69.30	\$162.63	\$53.26
PREMIUM BY PLAN	44	13						
Annual Premium by Plan	\$51,291	\$58,982	\$3,798	\$4,368	\$47,595	\$3,186	\$47,475	\$3,442
\$ Change Over Current		\$7,692		\$570	(\$3,696)	(\$612)	(\$3,816)	(\$356)
% Change Over Current		15.0%		15.0%	-7.2%	-16.1%	-7.4%	-9.4%
COMBINED ANNUAL PREMIUM	CURRENT		RENEWAL		CURRENT		RENEWAL	
Total Combined Premium	\$55,088		\$63,350		\$50,780		\$50,917	
\$ Change Over Current			\$8,262		(\$4,308)		(\$1,171)	
% Change Over Current			15.0%		-7.8%		-7.6%	
								MVPD 97
								\$53,620
								(\$1,469)
								-2.7%

Communications





Open Enrollment Communications

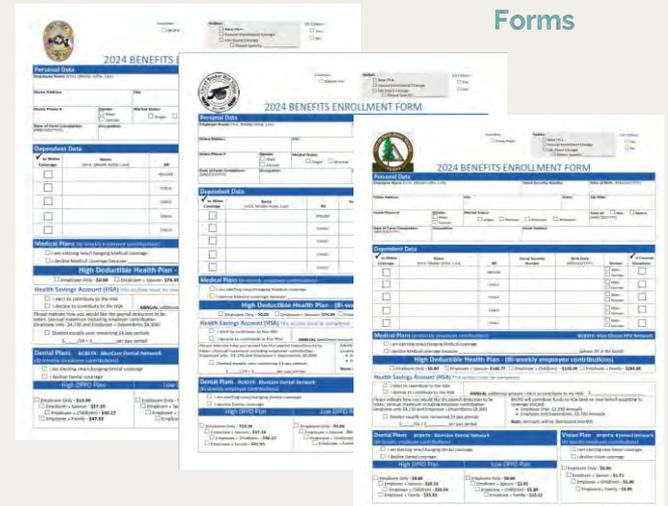
- Benefit Guide, including flipbook version
- Enrollment Forms – Bunkerhill, MVPD, Piney Point, COBRA forms
- OE presentation, including Brainshark recording
- Monthly benefits and wellness educational campaigns (pg.60)

Examples:

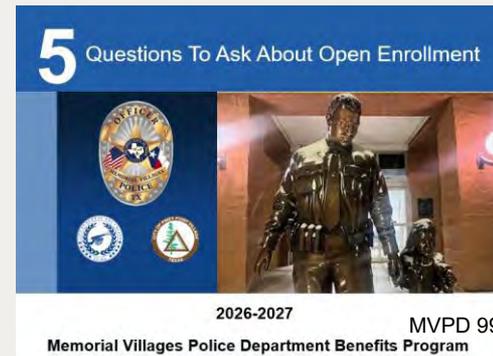
Benefit Guide



Enrollment Forms



OE Presentation



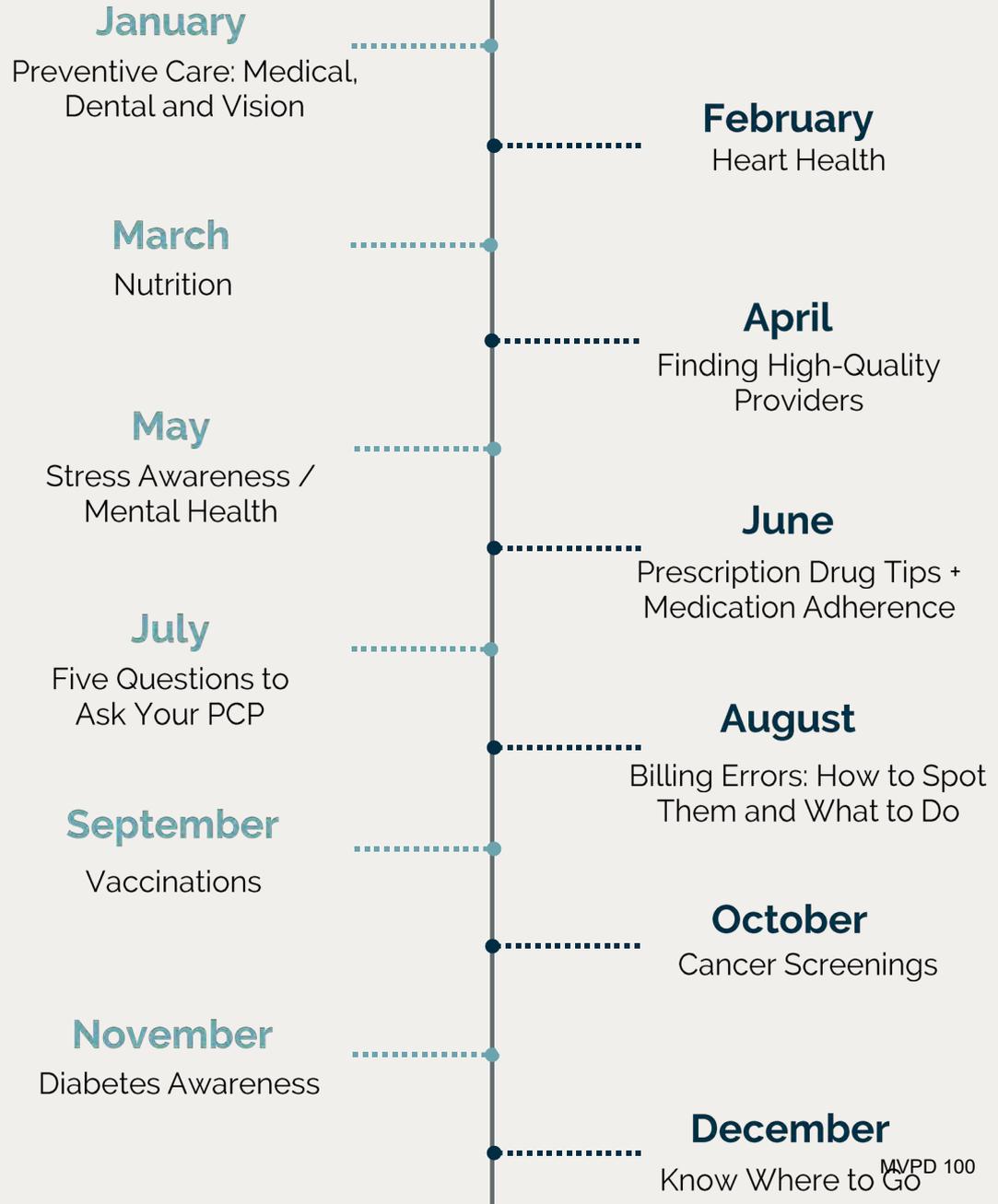
Cover chosen for the 2026-2027 Benefit Guide.



2026 Benefits and Well-Being Campaigns

We believe in the power of year-round communication. Alliant prepares monthly communications on topics that give employees practical guidance about their benefits and health.

These can be sent to you each month in email or flyer format, ready to distribute, or as text for a newsletter. You can also incorporate the content into your intranet, etc. as needed.





2026 OE Communications Game Plan (for plan year 2026 – 2025)



Review: April - July

Assess previous OE communications and determine any necessary tweaks to text/wording and OE communications strategy

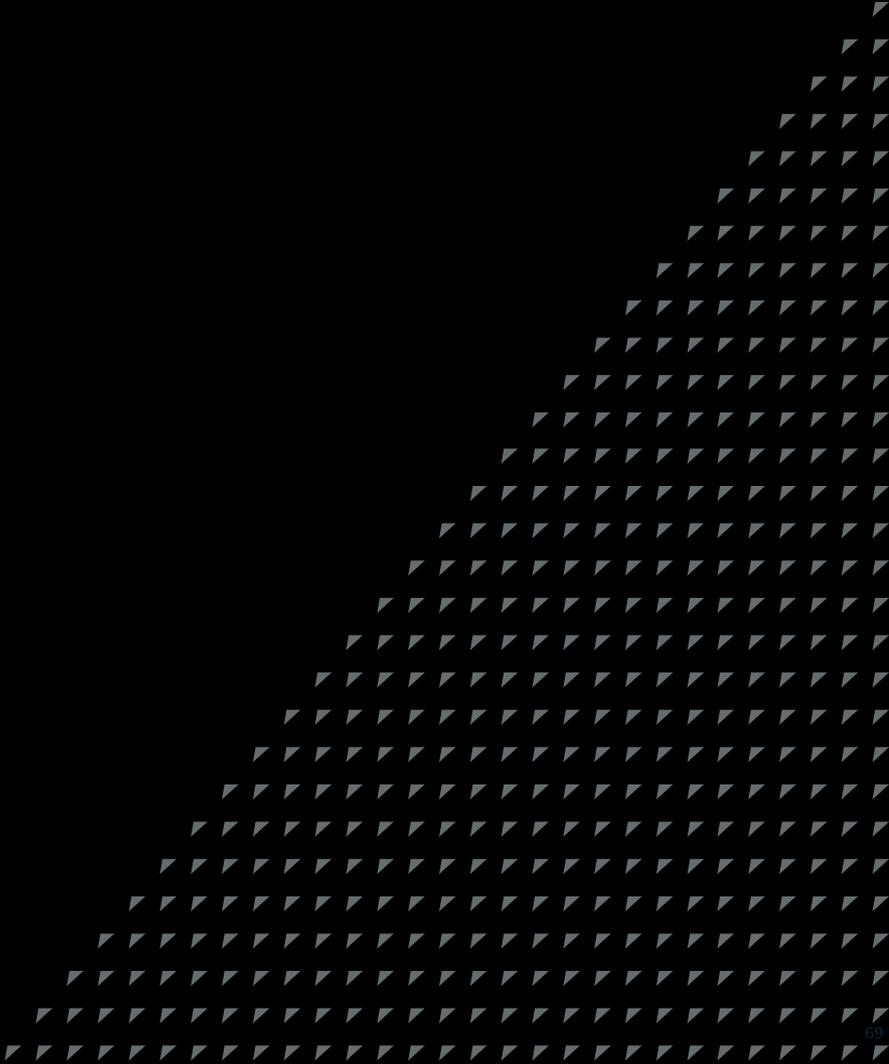
Update: August - November

Complete all content preference updates (and update branding, if needed)

Finishing Touches: December - March

Make updates related to plan design/carrier changes (once plan decisions are finalized)

Next Steps





Next Steps

- February 16th – Final Renewal Decisions for 2026 - 2027
- End of February – All communications will have been delivered to MVPD
- March - Annual Open Enrollment
- March – Files to the Carriers
- April 1st, 2026 – New Plan Year Starts

Notes:



2026 Client Service Calendar

January

- Monthly Cost Summary
- Preventative Care: Medical, Dental and Vision Campaign
- Renewals / marketing analysis (continued)

February

- CMS Online Disclosure due no later than March 1st
- Heart Health Education Campaign
- Finalize renewal./marketing negotiations
- **Final renewal meeting with client**

March

- ACA Reporting deadlines
- Nutrition Education
- Finalize OE communications
- Notify carriers and Benefit Advocates of changes
- Request SBCs/Plan Docs
- Open Enrollment Starts

April

- Finding High-Quality Providers
- Monthly Cost Summary

May

- Monthly Cost Summary
- Stress Awareness/ Mental Health Campaign

June

- Monthly Cost Summary
- Prescription Drugs Tips + Medication Adherence
- Rx Reporting due
- SPDs/Plan Docs are distributed

July

- Monthly Cost Summary
- PCORI Fee due
- Five Questions to Ask Your PCP

August

- Monthly Cost Summary
- Billing Errors: How to Spot Them and What to Do

September

- Monthly Cost Summary
- SAR distribution due
- Vaccinations Campaign

October

- Monthly Cost Summary
- Medicare Part D Notices due
- Cancer Screenings Campaign

November

- Monthly Cost Summary
- Diabetes Awareness Campaign
- Begin drafting employee OE communications

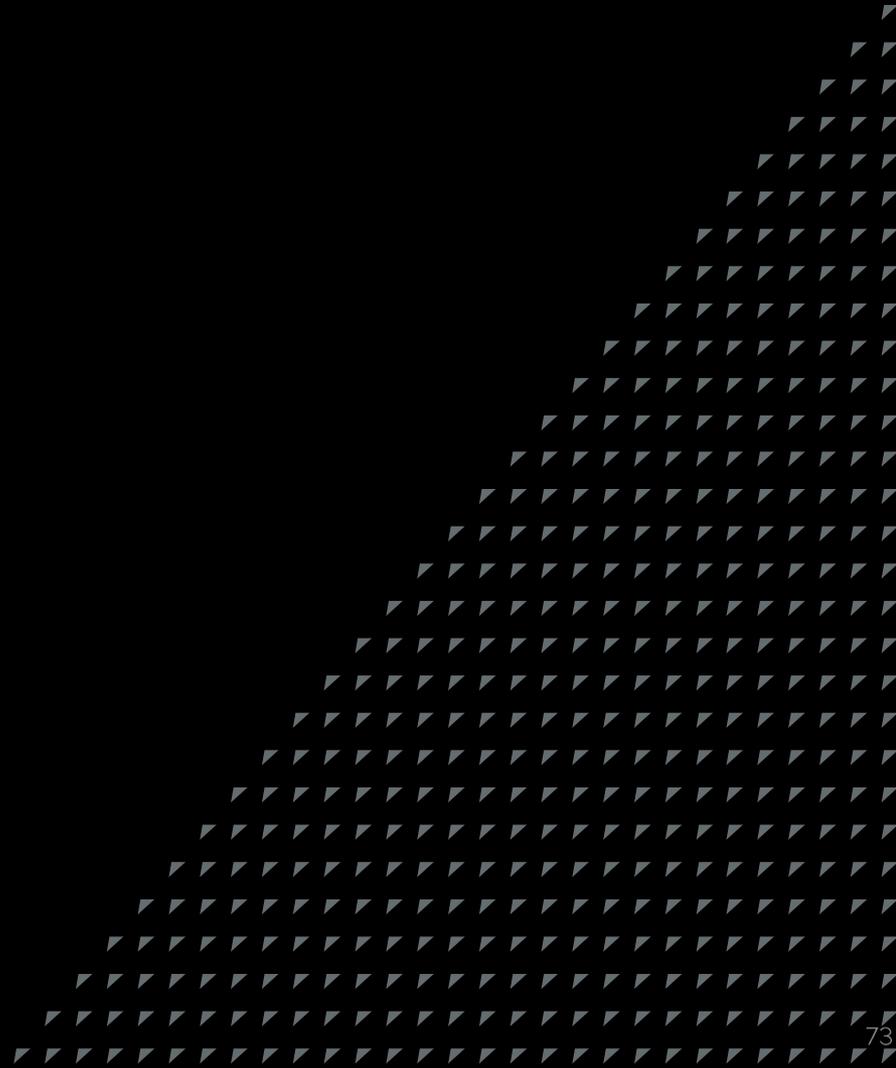
December

- Monthly Cost Summary
- Gag Clause Attestation due
- Know where to go Campaign
- Request renewals/prepare marketing

Appendix



Prescription Drug Trends





Future of Specialty

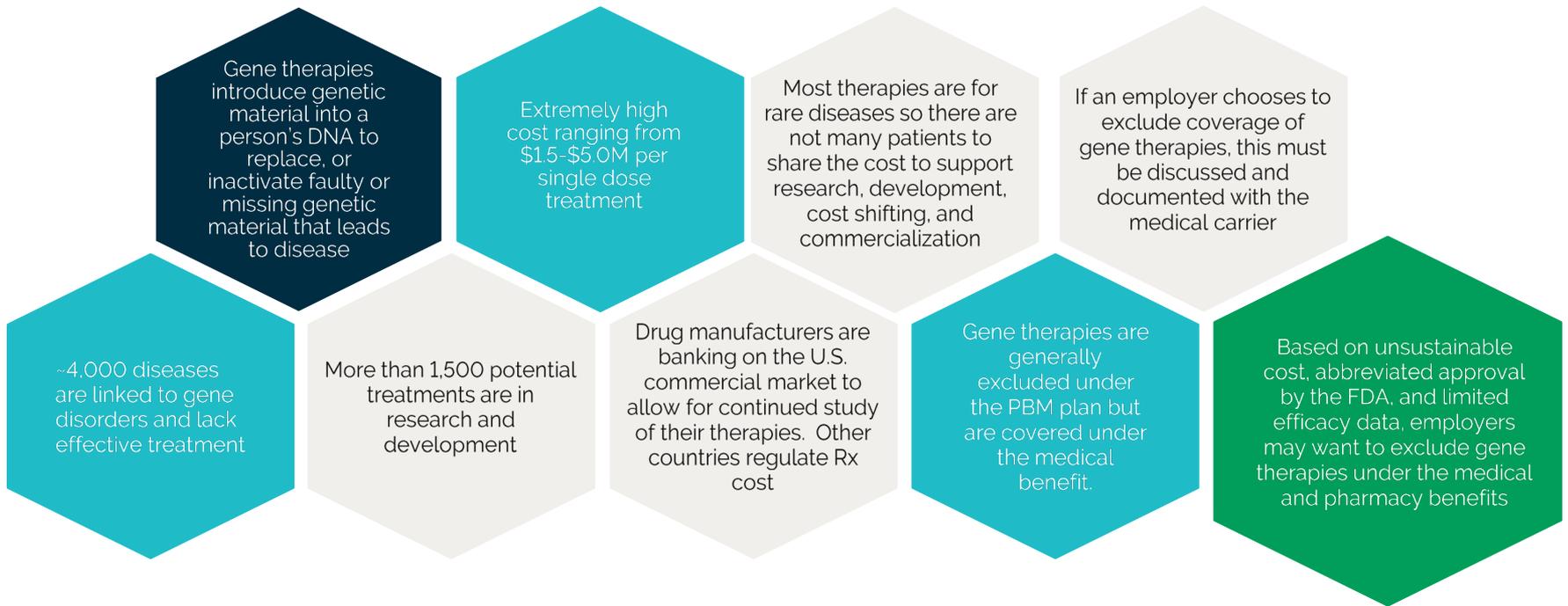
~4,000 diseases are linked to gene disorders and lack effective treatment

More than 1,500 potential treatments are in research and development

	Biosimilars	Cellular Therapies	Gene Therapies
Background	Biological products (produced by living cells) that is highly similar to, and has no clinically meaningful differences from, another biologic that's already FDA-approved (referred to as the reference product or original biologic)	Transfusion and infusion of human cells to replace or repair damaged tissue and/or cells. Today are all for the treatment of cancer	Introduction of genetic material into a person's DNA to replace or inactivate faulty or missing genetic material that leads to disease. These treat very rare diseases
Cost	<ul style="list-style-type: none"> Historically 10-20% less than the reference drug 	<ul style="list-style-type: none"> Range from \$400-\$500k per treatment 	<ul style="list-style-type: none"> \$1.5-\$5.0M per single dose treatment
Considerations	<ul style="list-style-type: none"> Biosimilars are not biologic generics How will PBMs cover, prefer and price? Will reference products be less expensive with rebate? Will biosimilars receive rebates or manufacturer discount program? Physician willingness to prescribe 	<ul style="list-style-type: none"> Therapies are expensive but we have good, long term data on their effectiveness Traditionally have been third or fourth line treatment, but in two, recent, large clinical trials were found to be more effective than the standard of care Due to cost and complexity to administer, often only available at centers of excellence 	<ul style="list-style-type: none"> Potential to be curative Costs are not included in budget rates because of rarity of targeted disease states Due to cost and complexity to administer, often only available at centers of excellence Current effectiveness trials are limited and sustainability of long term results is unknown Concerns with discrimination if clients elect not to cover, so have been priced at what the market will bear Do stop loss or specific gene therapy protection programs have an impact?
Alliant POV	Cover under medical and/or pharmacy as appropriate Recommendation: continue to adopt coverage under medical and pharmacy with applicable utilization management	Generally covered under medical and excluded under pharmacy Recommendation: cover under medical with applicable utilization management	To date, consider not covering until we have longer term clinical study data around efficacy and durability of therapy Recommendation: consider excluding coverage under medical and pharmacy



Gene Therapy Overview





Current FDA Approved Gene Therapies

Therapy Name	Disease or Condition	Prevalence	Estimated Cost	Administration and Dosing	Efficacy	Standard of Care
Zolgensma	Spinal muscular atrophy Type 1	450 to 500 infants born per year in the U.S.	\$2.1M	One-time single-dose intravenous (IV) infusion	Decreases symptoms and extends life of affected children, but is not a full cure	Rehabilitation, orthopedic care, nutritional care, pulmonary and acute care, medications, supplements, and immunizations
Luxturna	A rare form of blindness caused by inherited retinal disease	1,000-2,000 patients in the U.S.	\$850k	One-time single injection into the back of each eye that are 6 days apart	Helps to maintain vision in people with this disease	Nutritional supplements and supportive measures to maintain daily living (i.e., low vision rehabilitation, optical and nonoptical corrective interventions, etc.)
Zynteglo	Transfusion-dependent beta-thalassemia	1,000 patients in the U.S.	\$2.8M	One-time single-dose IV infusion Requires bone marrow stem cells from patient	Transfusion independence is the goal; clinical studies to date seem promising	Hematopoietic stem cell transplant or Reblozyl
Skysona	Cerebral Adrenoleukodystrophy (CALD)	About 40 cases per year in the U.S.	\$3.0M	One-time single-dose IV infusion Requires patient to undergo hematopoietic stem cell mobilization and apheresis	To be determined; small trial of 67 patients will be studied for 15 more years for continued safety and efficacy monitoring	Stem cell transplant, adrenal insufficiency treatment, medications, physical therapy
Hemgenix	Hemophilia B	1 in 40,000 patients (15% of patients with hemophilia)	\$3.5M	One-time single-dose IV infusion	Reduction in annualized bleeding rate and need for routine Factor replacement therapy	Factor replacement therapy



2023/2024 Key Gene Therapy Pipeline

Therapy Name	Disease or Condition	Prevalence	Estimated Cost	Potential Approval Decision	Efficacy	Standard of Care
Rocktavian	Hemophilia A	1 in 5,000 live male births, with wide variation in disease. About 20,000 in US	Unknown but expected to exceed \$1-\$2M	1H 2023	Unknown, pending results from clinical trials	Factor replacement therapy or Hemlibra
Upstaza	Aromatic L-amino acid decarboxylase deficiency	1-3 in 100,000 live newborns	Unknown but expected to exceed \$1-\$2M	2Q 2023	Unknown, pending results from clinical trials	No current treatment
Livotibeglogene autotemcel	Sickle Cell Disease	Affects approximately 100,000 Americans. (1 out of every 365 Black or African-American births and 1 out of every 16,300 Hispanic-American births)	Unknown but expected to exceed \$1-\$2M	4Q 2023	Unknown, pending results from clinical trials	Treating symptoms, blood transfusions, in children a stem cell transplant
Fidanacogene elaparovec	Hemophilia B	5.3 cases per 100,000 male individuals, with 44% of those having severe disease.	Unknown but expected to exceed \$1-\$2M	2024	Unknown, pending results from clinical trials	Factor replacement therapy
Giroctocogene fitelparovec	Hemophilia A	1 in 5,000 live male births, with wide variation in disease. About 20,000 in US	Unknown but expected to exceed \$1-\$2M	2024	Unknown, pending results from clinical trials	Factor replacement therapy or Hemlibra



Gene Therapy: To Cover or Not to Cover

<p>Cost</p>	<ul style="list-style-type: none"> • Financial risk is growing and many employers do not have the ability to absorb these costs if a case arises • Costs are NOT currently built into client projections unless there is a known risk, as the prevalence rate for these therapies is too low to assume any utilization • Financial protection – stop loss or specific gene therapy protection programs (new to market solutions – i.e. Embarc, OptumRx Gene Therapy Risk Protection) should allow for a stop loss premium offset but the benefit of these programs is limited due to exclusion criteria
<p>Administrator Consideration</p>	<ul style="list-style-type: none"> • Carrier partner medical policies may strongly support coverage of gene therapies • Excluded should mean <u>excluded</u> – no matter who is in need or individual circumstances
<p>Employee / Public Relations</p>	<ul style="list-style-type: none"> • Can an employer “afford” to not cover an FDA approved therapy? • Can an employer answer why other high-cost therapies are covered and these are not?
<p>Compliance</p>	<ul style="list-style-type: none"> • Based on discussions at Alliant, compliance review has determined that excluding gene therapies is not a discrimination issue • There is not a mandate to cover these therapies



Disclosures

- *Plans and rates presented are generally effective **April 1, 2025 - March 31, 2026.***
- *Rates quoted assume current employee contribution levels and participation levels unless otherwise states. Final rates will be based upon final enrollment underwriting. Updated claims experience or other information may be required to finalize rates. If group demographics, enrollment levels or employer contributions change, rates may change or the quote may be withdrawn.*
- *In general, employees must be actively at work on the effective date of the plan. When implementing new coverage, employees who are not actively at work will not be covered under the plan until they return to active state. It may be possible to waive the actively at work provision upon approval of the carrier.*
- *This proposal should not be interpreted as inclusive of all plan provisions and limitations. For further details, refer to the insurance carrier proposals and carrier plan documents. Benefit coverage and eligibility provisions for fully insured health plans may vary from state to state, based on state mandates. Illustrated enrollment is based on the information provided (employee census, current premium statement and or carrier renewal).*
- *Coverage is not in effect until it is approved by the insurance carrier's underwriter.*
- *This proposal is for information purposes only and does not amend, extend or alter the policy in any way. Please refer to the policy form for completed coverage and exclusion information.*
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- *Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.*

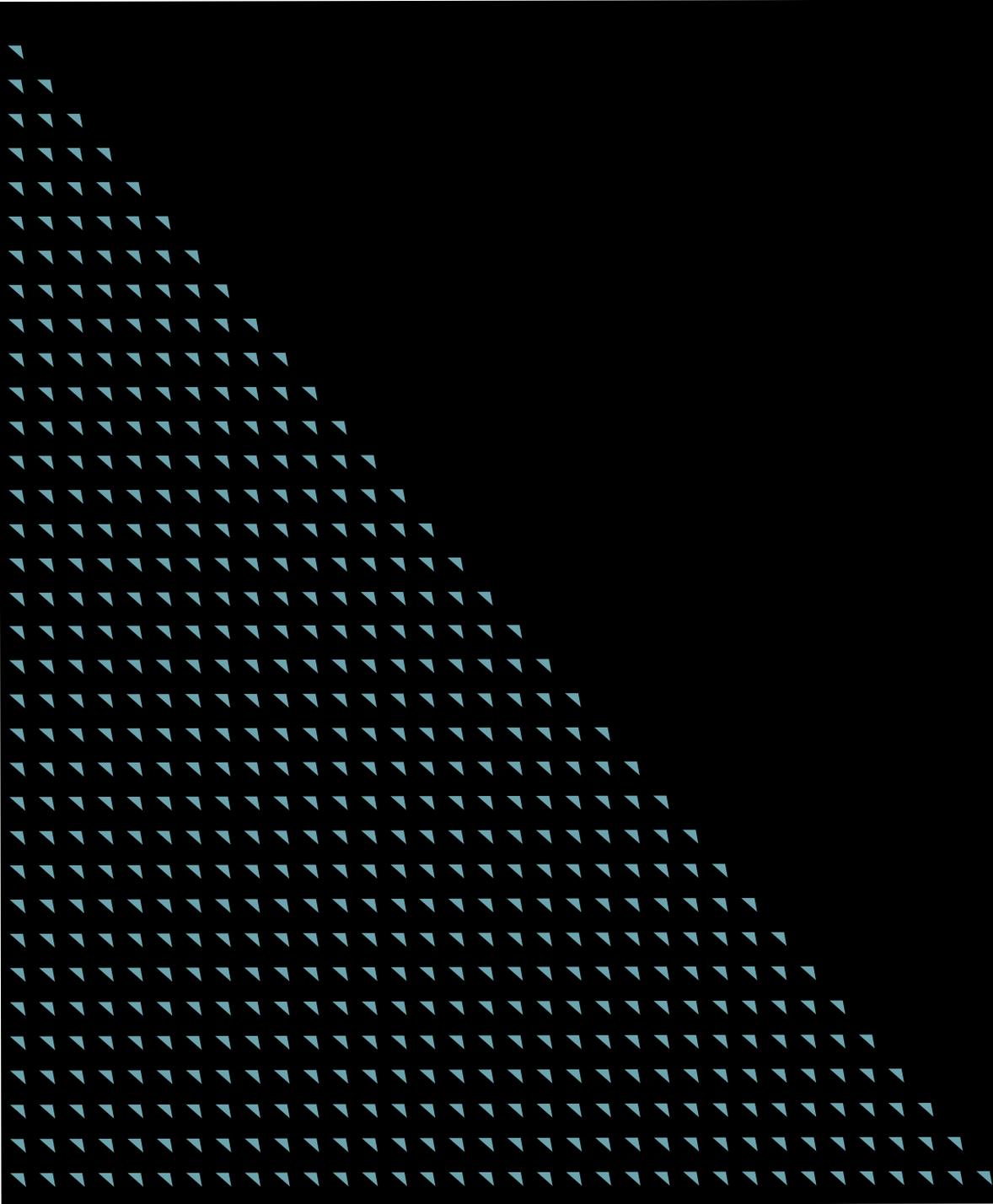


Disclosures

- *A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them at www.ambest.com. For additional information regarding insurer financial strength ratings visit Standard and Poor's website at www.standardandpoors.com.*
- *To learn more about companies doing business in your state, visit the Department of Insurance website of that state.*

NY REGULATION 194 DISCLOSURE

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- *Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.*
- *The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.*



Thank you



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RACIAL PROFILE REPORT 2025



Memorial Villages Police Department
11981 Memorial Drive
Houston, Texas 77024

Raymond Schultz
Chief of Police

January 22, 2026

TO:  C. Moerer, Chairman, MVPD Police Commission

FROM: R. Schultz, Chief

REF: 2025 Racial Profiling Data and Report

A review of the 2025 Racial Profiling Data and Report has been completed as per State of Texas legislative requirements, CCP Article 2.132. A copy of the report is attached and has been uploaded to the TCOLE web portal as required.

In 2025, the MVPD conducted 11,248 traffic stops. This is an increase of 2,568 over 2024 (8,680). The race of the driver was NOT known in 99.84% at the time the traffic stop was conducted. Subsequently, the race of the driver was found to be.

- Alaska/Native American/Indian 1.76%
- Asian/Pacific Islander 6.81%
- Black 23.96%
- White 37.47%
- Hispanic/Latino 29.97%

The sex of the drivers was.

- Female 38.07%
- Male 61.92%

Moving violations issued.

- Alaska/Native American/Indian 2.32%
- Asian/Pacific Islander 7.16%
- Black 22.29%
- White 37.72%
- Hispanic/Latino 30.49%

Non-moving violation issued.

- Alaska/Native American/Indian 0.36%
- Asian/Pacific Islander 6.017%
- Black 27.70%
- White 37.10%
- Hispanic/Latino 28.67%

The data shows that a pattern of race-based traffic stops, arrests, searches or citations issued does not exist within the Memorial Villages Police Department.

Received: _____ Date: _____
Chairman

MVPD 116

Racial Profiling Report | Full

Agency Name: MEMORIAL VILLAGES POLICE DEPT.

Reporting Date: 01/22/2026

TCOLE Agency Number: 201231

Chief Administrator: Raymond D Schultz

Agency Contact Information:

Phone: (713) 365-3703

Email: rschultz@mvpdtx.org

Mailing Address:

11981 MEMORIAL DRIVE, HOUSTON, TX, 770246297

This Agency filed a full report

MEMORIAL VILLAGES POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the MEMORIAL VILLAGES POLICE DEPT. from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the MEMORIAL VILLAGES POLICE DEPT. if the individual believes that a peace officer employed by the MEMORIAL VILLAGES POLICE DEPT. has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the MEMORIAL VILLAGES POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the MEMORIAL VILLAGES POLICE DEPT. policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
 - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
 - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
 - e. the location of the stop;
 - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
 - a. the Commission on Law Enforcement; and
 - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The MEMORIAL VILLAGES POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Total stops: 11248

Street address or approximate location of the stop

City street	11189
US highway	44
County road	15
State highway	0
Private property or other	0

Was race or ethnicity known prior to stop?

Yes	17
No	11231

Race / Ethnicity

Alaska Native / American Indian	198
Asian / Pacific Islander	767
Black	2696
White	4215
Hispanic / Latino	3372

Gender

Female	4283
Alaska Native / American Indian	58
Asian / Pacific Islander	260
Black	1166
White	1753
Hispanic / Latino	1046
Male	6965
Alaska Native / American Indian	140
Asian / Pacific Islander	507
Black	1530
White	2462
Hispanic / Latino	2326

Reason for stop?

Violation of law	57
Alaska Native / American Indian	4
Asian / Pacific Islander	1
Black	19
White	18

Hispanic / Latino	3
Contraband	4
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	4
Probable	46
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	32
White	5
Hispanic / Latino	8
Inventory	51
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	21
White	5
Hispanic / Latino	23
Incident to arrest	29
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	15
White	9
Hispanic / Latino	4

Was Contraband discovered?

Yes	36
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	17
White	5
Hispanic / Latino	14
No	102
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	53
White	17
Hispanic / Latino	28

Did the finding result in arrest?

(total should equal previous column)

Yes	0	No	0
Yes	0	No	0
Yes	1	No	16
Yes	1	No	4
Yes	2	No	12

Alaska Native / American Indian	5
Asian / Pacific Islander	20
Black	72
White	97
Hispanic / Latino	84
Written warning	6166
Alaska Native / American Indian	124
Asian / Pacific Islander	549
Black	1433
White	2623
Hispanic / Latino	1437
Citation	4712
Alaska Native / American Indian	69
Asian / Pacific Islander	196
Black	1146
White	1473
Hispanic / Latino	1828
Written warning and arrest	37
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	18
White	13
Hispanic / Latino	5
Citation and arrest	49
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	25
White	6
Hispanic / Latino	17
Arrest	6
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	3
Hispanic / Latino	1
Arrest based on	
Violation of Penal Code	14
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	<input type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

Optional Narrative

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

MVPD YEAR-END 2025 BUDGET
AMENDMENT



AMENDMENT NUMBER 2025-03

**Budget Amendment Request of the Memorial Villages Police Department
For Fiscal Year 2025**

DESCRIPTION/PURPOSE: Reclassify budget line items of Operating Expenditures and to utilize \$25,000 of fund balance in the Auto Replacement fund to cover FY25 expenditures

General Fund		
ACCOUNT-INCREASE IN APPROPRIATIONS	ACCOUNT NO.	AMOUNT
Real & Personal Property Insurance	240	\$500.00
Auto Maintenance	310	\$15,000.00
General Maintenance	400	\$5,000.00
Telephone	600	\$5,500.00
IT Services	730	\$2,000.00
Software Maintenance Contracts	740	\$15,000.00
Criminal Investigations	870	\$1,000.00
	TOTAL	\$44,000.00
ACCOUNT-(DECREASE) IN APPROPRIATIONS	ACCOUNT NO.	AMOUNT
Small Equipment	890	(\$44,000.00)
	TOTAL	(\$44,000.00)
Auto Replacement Fund		
ACCOUNT-INCREASE IN APPROPRIATIONS	ACCOUNT NO.	AMOUNT
Vehicle Replacement	1000	\$25,000.00
		NET EFFECT TO BUDGET IS: \$25,000.00
		FY2025 Adopted Budget after 1st Amendment \$8,206,966.00
		FY2025 Final Amendment Requested \$8,231,966.00

No additional revenue is required from the Villages. Increase is covered by fund balance in the Auto Replacement Fund.

TRAFFIC SPEED TRAILER



All Traffic Solutions Inc.
 5100 W Brown Deer Rd
 Brown Deer, WI 53223
 Phone: 814-237-9005
 Fax: 814-237-9006
 DUNS #: 02-344-3864
 Tax ID: 39-0983658
 CAGE Code: 0GWV8

QUOTE Q-105230

DATE: 01/30/2026

PAGE NO: 1

Mail Purchase Orders to:

5100 W Brown Deer Rd
 Brown Deer, WI 53223

Contract:
TX-BuyBoard 703-23

Questions contact:
MANUFACTURER:
All Traffic Solutions

Chris Smith
 x
 csmith@alltrafficsolutions.com

Independent Sales Rep:

BILL TO:

Memorial Villages Police Department-TX
 11981 Memorial Drive
 Houston, TX 77024

SHIP TO:

Memorial Villages Police Department-TX
 11981 Memorial Drive
 Houston, TX 77024
 Attn: Brian Baker

Billing Contact:

PAYMENT TERMS:

Net 30

CUSTOMER: Memorial Villages Police Department-TX

CONTACT:(713) 365-3700

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000745	SpeedAlert 24 Radar Message Sign (RMS); base unit (select mount separately)	1	\$9,777.72	\$9,777.72
4001299	3 Year Warranty	1	\$0.00	\$0.00
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Camera/Pictures, (\$3000 Value, requires Traffic or Message Suite)	1	\$0.00	\$0.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	1	\$1,500.00	\$1,500.00
4001626	VZW communications prep	1	\$0.00	\$0.00
4001622	ATS-5 Trailer for IA/SA24 includes: 470Ah Batteries & Trailer Certificate of Origin	1	\$5,733.24	\$5,733.24
4000977	Solar panel, 100W: includes bracket for ATS-5 trailer and harness	1	\$1,125.00	\$1,125.00
4000879	Violator Strobe, Red and Blue for ATS-5 for use with SA24	1	\$840.48	\$840.48
4000641	Shipping and Handling Common Carrier	1	\$1,700.00	\$1,700.00
4001192	Discount - Promotion	1	(\$2,677.00)	(\$2,677.00)

Special Notes:

SALES AMOUNT: \$17,999.44

TOTAL USD: \$17,999.44

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: _____ Date: _____

Print Name: _____ Title: _____

TO: Mayor and City Council

VIA: Village Fire Department Commission

MEETING DATE: February 23, 2026

SUBJECT: Consideration and possible action on the Village Fire Department.

Agenda Item: 3

Summary:

This agenda item provides the monthly operational update from the Village Fire Department, including the FY24 Audit and VFD Budget Amendment.

- a) **Update on Activities.**
- b) **FY2024 VFD Audit:** Presentation and acceptance of the Village Fire Department's FY2024 annual audit report.
- c) **VFD Budget Amendment:** Consideration of Budget Amendment 2026-01, approved by the VFD Board of Commissioners, to allocate up to \$85,000 for the purchase of a blocker/traffic control apparatus (\$70,000) and a 14-foot rescue boat with 40HP motor (\$15,000), as outlined in the Budget Amendment Packet. The amendment will be funded from the 2025 VFD budget surplus and reimbursed to the Capital Replacement Fund, resulting in no additional 2026 assessment to member cities.

Recommendation:

- 1) Approve the FY2024 VFD Audit.
- 2) Approve the VFD Budget Amendment 2026-01



Village Fire Department

901 Corbindale Road
Houston, Texas 77024
(713) 468-7941

Budget Amendment 2026-01

To: Gerardo Barrera City of Bunker Hill Village
 Wendy Baimbridge City of Hedwig Village
 Cassie Stephens City of Hilshire Village
 Tom Fullen City of Hunters Creek Village
 Bobby Pennington City of Piney Point Village
 John McDonald City of Spring Valley Village

Cc: Board of Commissioners, Alternates, Village Fire Department
 & Fire Chief Brian Croft

From: Amy Buckert Village Fire Department

Date: January 28, 2026

Re: Budget Amendment 2026-01

During the regular monthly Village Fire Department Board Meeting on January 28, 2026, the Village Fire Department Board of Commissioners unanimously approved a budget amendment to fund the blocker apparatus (Exhibit A) and rescue boat (Exhibit B). The Village Fire Department Board of Commissioners is requesting that the member Cities approve a 2026 budget amendment in an amount not to exceed \$85,000 to facilitate the purchases. This budget amendment will not result in an additional assessment to the member Cities in 2026.

The improvements and purchases are as follows:

- Blocker Apparatus \$70,000
- Rescue Boat \$15,000
- Total \$85,000**

The total requested is divided among each city as listed:

Bunker Hill	19.00%	\$16,150.00
Hedwig	18.50%	\$15,725.00
Hilshire	3.00%	\$2,550.00
Hunters Creek	22.25%	\$18,912.50
Piney Point	21.00%	\$17,850.00
Spring Valley	16.25%	\$13,812.50
Total	100%	\$85,000.00

The total budget amendment of \$85,000.00 will be funded by the 2025 Village Fire Department budget surplus in an amount not to exceed \$85,000. These purchases will be funded out of the Capital Replacement Fund, which will then be reimbursed by the 2025 surplus.

Please put these budget amendments on your earliest agenda for consideration and advise us of your council's action in writing.

Exhibit A:

Blocker Apparatus

The following option is presented not only as a blocker apparatus for motor vehicle accidents but to be used as a multi-purpose vehicle. This model and buildout will allow the fire department to expand our operations during natural disasters. The apparatus will be used for high water rescues during floods and will assist in debris removal with the heavy-duty winch installed. Modifications will be made to outfit the apparatus with a large flat bed with rails to assist in moving citizens to safety. Emergency lights and sirens will be installed upon arrival.

The truck requested in the amendment is a 2002 Stewart & Stevenson M1088A1 MTV 5 ton 6x6.

The photo is the actual truck prior to modifications shown in the computer rendering.

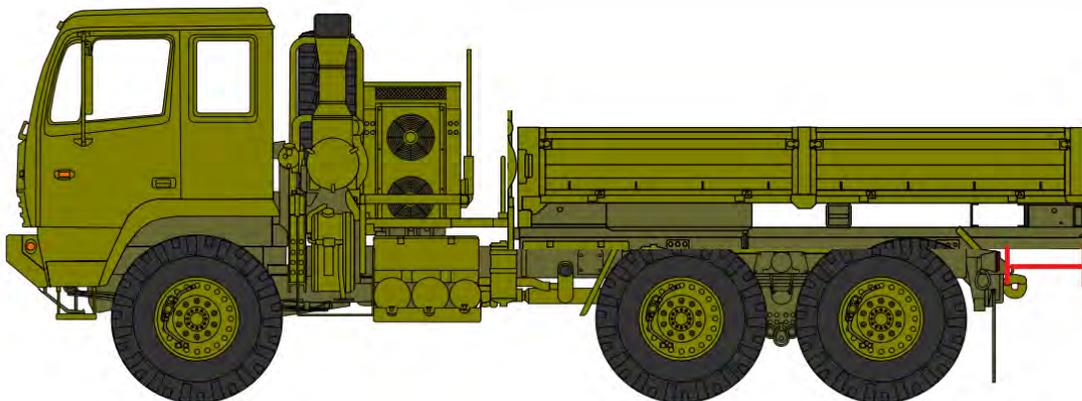


Exhibit B:

Rescue Boat

Our current rescue has been out of service due to unreparable damage. The requested boat is a 14-foot Rescue boat with a 40HP motor to allow for proper rescue of citizens during a flood event and bayou rescue. Below are the boat and motor being requested. This current model matches the standard being used by other agencies including Texas Search and Rescue.



TO: City Council

VIA: City Engineer

MEETING DATE: February 23, 2026

SUBJECT: Consideration and possible action on City Engineering.

Agenda Item: 4

Summary:

This item provides an updated comprehensive report on active engineering projects citywide, including required Council actions on key items. The update incorporates the latest reporting submitted in February, as well as project-specific proposals and exhibits. The following items require Council review and direction:

- a) Update on activities. (p. 4)
- b) Chuckanut Resident Reimbursement and Final Reconciliation Closeout. (p. 9)
- c) Coordination with ACE Traffic Engineering regarding the implementation of signal technology along Memorial Drive, as established under a proposed consulting agreement. (p. 23)
- d) Change Order Request for the Chapelwood Drainage Project. (p. 26)
- e) Windermere 24-inch Drainage Outfall (p. 28)
- f) Williamsburg Asphalt Point Repair Quotes (p. 30)
- g) South Piney Point Road Proposal (p. 42)

Chuckanut Resident Reimbursement and Final Reconciliation Closeout

As part of the Chuckanut Drainage and Paving Improvements Project, several properties required driveway, yard drain, storm sewer, and related appurtenance work attributable to project construction within easements and adjacent areas. The attached pay item summaries identify the contract quantities and actual costs for each affected property. Resident reimbursement totals vary by address based on the scope of work performed.

<i>Property Address</i>	<i>Reimbursement Amount</i>
#1 Chuckanut	\$125.00
#2 Chuckanut	\$125.00
#4 Chuckanut	\$125.00
#5 Chuckanut	\$2,140.00
#6 Chuckanut	\$125.00
#7 Chuckanut	\$175.00
#8 Chuckanut	\$175.00
#9 Chuckanut	\$0.00
239 Piney Point	\$0.00
<i>Total Reimbursement</i>	<i>\$2,990.00</i>

ACE Traffic Engineering Consulting Proposal

ACE Traffic Engineering, LLC will provide traffic engineering and construction consulting services to the City of Piney Point Village on an as-needed basis for smart technology additions related to the Memorial Traffic Signals project with Harris County. Services include traffic signal and intersection research, coordination meetings, field observations, and related matters. ACE rate is \$200 per hour, unless a different fee is agreed upon for specific tasks. They can start work immediately upon receiving a signed letter agreement or Notice to Proceed.

Change Order Request for the Chapelwood Drainage Project

Authorize HDR Engineering, Inc. to bill \$6,000 from the remaining balance of the Chapelwood Project contract for additional construction-phase services. This includes costs related to a fire hydrant lead conflict and the reconnection of unidentified yard drains, resulting in construction change orders. There is approximately \$10,395 remaining in the site observation budget after this billing, leaving \$4,395 in the contract. Overall, the project will still be about \$29,967.35 under budget due to construction savings.

Windermere 24-inch Drainage Outfall

HDR is requesting a discussion and possible direction from the Council regarding the next steps for the Windermere Outfall Repair Project. The staff is seeking the best available options for moving forward with the project to address drainage infrastructure needs within the Windermere subdivision. Please note that the city has notified the Homeowners Association about the delays and is seeking their assistance.

Williamsburg Asphalt Point Repair Quotes

HDR coordinated with three contractors to obtain pricing for a full-depth asphalt pavement point repair on Williamsburg Drive. The lowest qualified quote is from J Rivas Construction, LLC, in the amount of \$13,500 for the removal and replacement of approximately 30 square yards of pavement. Staff recommends approval to proceed and requests reimbursement from MVWA for damages.

South Piney Point Road Proposal

Asakura Robinson has submitted two related proposals through HDR to advance the City's beautification efforts for South Piney Point Road.

- Task 1 (\$18,000) updates the City's Landscape Design Guidelines to strengthen Piney Point's overall visual character and roadway safety, including site review, revised guidelines, and graphic/written recommendations applicable citywide.
- Task 2 (\$27,000) develops a detailed southern entry landscape improvement plan for South Piney Point Road, including conceptual plans, a rendering, cost estimate, construction documents, contractor selection assistance, and construction observation.

Recommendations:

1. **Approve** \$2,990.00 in resident reimbursements for the Chuckanut Drainage and Paving Improvements Project by address and authorize final project reconciliation and closeout.
2. **Approve** the engagement of ACE Traffic Engineering, LLC for traffic engineering and construction consulting services at \$200 per hour and authorize the Administrator to finalize the agreement for the Memorial Traffic Signals project with Harris County.
3. **Authorize** HDR Engineering, Inc. to bill \$6,000 from the remaining balance of the Chaplewood Project contract for additional construction-phase services related to project change orders.
4. Identify the best options and priority needs for Windermere 24-inch Drainage Outfall.
5. **Approve** full-depth asphalt pavement point repair on Williamsburg Drive, utilizing the lowest qualified quote from J Rivas Construction, LLC, in the amount of \$13,500.
6. Identify the best options for the South Piney Point Road Landscape Architect Proposal.

ENGINEER REPORT



**Engineer's Status Report
City of Piney Point Village
HDR Engineering, Inc.**

City Council Meeting Date: February 23, 2026
Submit to City: February 19, 2026

CURRENT PROJECTS:

1. Windermere Outfall Repair Project (Action Item)

As previously reported, following the January 23, 2026, site visit, HDR provided the resident at 15 Windermere with an exhibit documenting existing site conditions, at the resident's request, and for record purposes. As this was the resident's most recent request at that time, HDR also requested execution of the temporary construction easement. On January 30, 2026, the resident responded with proposed project modifications, requests for additional documentation (including structural plans for the retaining wall at 14 Windermere), and further clarification regarding the need for the temporary construction easement. When HDR proposed a meeting to discuss, the resident requested that the questions and documentation requests be addressed in advance. On February 4, 2026, the City contacted the resident requesting that the temporary construction easement be returned by February 20, 2026, and advised that no changes would be made to the project approach. The City also offered to meet with the resident to address any remaining questions. To date, no response has been received.

On February 12, 2026, HDR received a phone call from the residents at 14 Windermere expressing concern regarding the lack of project progression. These residents indicated they are willing to work collaboratively with the City and their neighbors to reach a resolution but are concerned that site conditions may continue to deteriorate if progress is delayed. An update on the project's progress has been provided to the Windermere HOA.

2. Chuckanut Drainage & Paving Improvements (Action Item)

As previously reported, the project was closed out on January 30, 2026, and all documentation has been sent to the City.

HDR received an email from the resident at #2 Chuckanut on February 16, 2026, reporting concerns regarding his driveway slab and the wood fencing along the Southern perimeter of the property. Per the resident's email, he reported a crack along the width of the concrete slab and that the fence was installed poorly (e.g. leaning, vertical posts are shallow, rails not secured to rot boards, nails too short, hinges are horizontal versus vertical, etc.) HDR conducted a site visit on February 17, 2026, to document these concerns.

As a reminder, the Chuckanut Drainage & Paving Improvements Project was partially funded by residents along the project alignment via a 50%-50% cost-share with the City for drainage items in front of their respective properties. Each resident was required to submit payment to the City for the total project contract quantities prior to the start of the project. Upon conclusion of the project, HDR submitted spreadsheets to the City for each resident that compared the total project contract quantities for the cost-share items to the actual quantities used on the project. The difference in the cost for these quantities



should be reimbursed to each resident per the cost-share agreements. The total reimbursement amount owed to each resident for their cost share is shown below:

8 Chuckanut Lane: \$175.00	4 Chuckanut Lane: \$125.00
6 Chuckanut Lane: \$125.00	2 Chuckanut Lane: \$125.00
7 Chuckanut Lane: \$125.00	1 Chuckanut Lane: \$125.00
5 Chuckanut Lane: \$2,140.00	

Of note, most of the reimbursement amounts were due to the mailbox items remaining unused on the project. #5 Chuckanut will also be reimbursed for the unused concrete driveway item in front of that property, which is included in the total. 100% of the project contract quantities were used for both #9 Chuckanut and 239 Piney Point Road so neither will receive a reimbursement.

3. Chapelwood Court Drainage Improvements (Action Item)

As previously reported, the project was closed out on February 4, 2026, and all documentation has been submitted to the City.

During construction, it was discovered that the fire hydrant lead conflicted with the proposed inlet and did not match the site map provided by MVWA. This required a change order to relocate the fire hydrant lead, which subsequently created conflicts with several existing yard drains that also needed to be reconnected, resulting in a second change order. The additional time associated with these adjustments was not included in HDR's original proposal. The City currently has approximately \$10,395.00 remaining for site observation under the original contract. HDR is requesting authorization to bill \$6,000.00 from these remaining funds. This will leave a balance of \$4,395.00 in HDR's contract and \$25,967.35 remaining from the construction amount, resulting in a total project cost savings of \$29,967.35.

4. South Piney Point Road Improvements (Action Item)

At the January Council meeting, Council requested that HDR coordinate with Asakura Robinson on an updated proposal for services for the Southern Entry Landscape Plan and for a Design Manual/Landscape Guidelines. HDR is requesting discussion and potential action to approve the proposal(s) from Asakura Robinson. Please note that this is the subconsultant's cost only. HDR does not have any fees included in these numbers.

- **Task 1: Landscape Guidelines:** \$18,000.00 *Development of revised guidelines for the city-wide landscape concept that are consistent for the entire City boundaries.*
- **Task 2: Southern Entry Landscape Plan:** \$27,000.00 *Preliminary landscape plans (e.g. proposed improvements, setbacks for traffic safety, sightlines, visibility, etc.), one eye-level rendering, OPCC, landscape construction documents, construction services*

5. Williamsburg (Action Item)

HDR conducted a site visit on February 9, 2026, to evaluate asphalt pavement cracking along Williamsburg that had been reported by a resident. The asphalt pavement and base appear to be experiencing longitudinal cracking adjacent to the edge of pavement, extending approximately 22 feet near the MVWA previously performed waterline repair. During the site visit, existing scarring was



observed on the pavement, which is consistent with heavy construction equipment activities. This is the only location where cracking has occurred in the new pavement and appears to be associated with construction loading during the MVWA waterline repair completed in October 2025. To address the issue, HDR recommends a full-depth asphalt pavement point repair, including removal of the existing asphalt paving and base, placement of eight inches of black base, and two inches of asphalt paving. This will reduce the likelihood of reflective cracking reappearing within several months following the repair.

At the direction of the City, HDR has coordinated with three (3) contractors to obtain cost estimates for the full-depth asphalt pavement point repair to provide to the MVWA. HDR recommends that the quote from J Rivas Construction, LLC be approved for the total amount of \$13,500.00.

Contractor Quote Summary	
February 19, 2026	
Contractor	Proposed Quote Total
J Rivas Construction, LLC	\$ 13,500.00
Infrastructure Construction Services	\$ 13,550.00
Experts US, LLC	\$ 16,350.00

6. Harris County Traffic Signals Project – Memorial Drive (Action Item)

As previously reported, HDR attended a meeting with the County and the Contractor on January 21, 2026, to discuss the project and address any remaining design questions. Following this meeting, the County confirmed the availability of the 24-foot decorative poles and luminaires and submitted multiple mockups of the single-sided ILSN street signs. Following the February Engineer’s Meeting, HDR sent the comments on the ILSN street sign to be incorporated.

HDR and the City have also coordinated with a third-party provider, CityLinx/Ace Traffic Engineering, to evaluate potential technology and operational enhancements for the traffic signals. Chad Zorn, the representative with CityLinx/Ace Traffic Engineering has requested that a short contract/letter of engagement be signed prior to continuing coordination. Per the attached agreement, consultation (e.g. preliminary research, field observation, data collection, etc.) can continue at a rate of \$200/hour. HDR is requesting discussion and potential action on this agreement.

7. Kinkaid School Additional Left Turn Lane

As previously reported, Walter P. Moore is currently working on updating their traffic models and study findings to better meet the needs of both Kinkaid School and the City. On February 12, 2026, the City forwarded the MVPD Accident Summary Report to Walter P. Moore so that it could be implemented in their study and received an update that they have finalized the report and that it is being reviewed by Kinkaid at this time.

8. Harris County Memorial Drive Asphalt Reclamation Project

On February 6, 2026, HDR and the City attended the pre-construction meeting for the Memorial Asphalt Reclamation Project. The meeting was led by Harris County, with the Contractor, Durwood Greene, in



attendance. During the meeting, it was noted that the Notice to Proceed is anticipated to be issued on February 23, 2026, with a contract duration of 122 calendar days.

Construction is expected to begin with milling of the project alignment, at which time base repair locations will be identified. HDR and the City have requested to participate in the County-led site visit with the Contractor. In addition, a site visit was completed by HDR on February 12, 2026, to preliminarily identify base repair locations. Using GIS, HDR has created an exhibit showing the locations of identified base repair areas, with a photograph, area measurement, and approximate length. This exhibit will be forwarded to the County for their reference by February 20, 2026.

9. Soliders Creek Sub Watershed Feasibility Study Project

HDR and the City held a meeting with Harris County Flood Control on November 14th, 2025, to further discuss the Blalock alternative and to review the adjusted models that had been made. HDR made comments on the updated model, and on February 13, 2026, HCFCD sent a revised version of their report for review. From the initial review of the report, HDR has the following comments:

- Per Alternative 1, they are still proposing to tie a 8’x 4’ RCB into a 48” RCP (as opposed to the 9x9 RCB).
- Alternative 2 & 3 still includes the removal of the restrictor that drains to Wickline Ravine. This contradicts previous agreements with other Cities, and no impact analysis was done for the increase in flow along Wickline Ravine.
- They added Alternative 1A which included adding a storm sewer along Taylorcrest Road towards the proposed line on Blalock Road. However, the size is unclear, and no flood risk reduction measures were computed due to budget restraints.

HDR is currently finalizing the comments on the report and will forward to Halff. It was noted in the study that the \$10 million from the 2018 Bond Program for this project has been reallocated to other projects to offset funding shortfalls.

10. Memorial Villages Water Authority – 2026 Sanitary Sewer Rehabilitation Project

HDR has been coordinating with the Memorial Village Water Authority regarding the plans for the 2026 Sanitary Sewer Rehabilitation Project. The project generally entails sanitary sewer pipe bursting and manhole rehabilitation along Piney Point Road, Green Vale Drive, Claymore Court, Chapelwood Court, Hedwig Road, South Country Squire, Memorial Drive, Wickway Drive, Wickdale Drive, Tynebridge Lane, Ames Circle, Kinkaid School Drive, Meadowick Drive, and Wickwood Drive. HDR has issued comments, which MVWA addressed, and anticipates issuing approval on January 23rd, 2026. The project is expected to begin later this year and will require coordination with residents to access backyard utility easements along a few of the streets listed. HDR has requested that the City and HDR are invited to the pre-construction meeting.

11. South Piney Point Road Tree Clearing

In July 2025, the City contracted Lonestar Tree Removal Services to clear trees and debris along South Piney Point Road. On February 12, 2026, the City notified HDR that residents have reported trees that still need to be removed. HDR has scheduled a site visit with Lonestar for February 24, 2026, to discuss removal of these trees.

CHUCKANUT

Council Agenda Item Cover Memo

2/23/26
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Chuckanut Drainage & Paving Improvements

SUMMARY/BACKGROUND (WHY): • HDR is requesting discussion and possible approval of the resident reimbursements for #8, #6, #7, #6, #5, #4, #2, #1 Chuckanut.

STAFF RECOMMENDATION: _____

ESTIMATED COST: N/A **FUNDING SOURCE:** _____

CURRENT BUDGETED ITEM: YES NO **EMERGENCY REQUEST:** YES NO

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#1 CHUCKANUT LANE ITEMS							
31	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	45	\$ 115.00	\$5,175.00	45.00	\$5,175.00
32	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 4,000.00	\$4,000.00	1.00	\$4,000.00
33	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$600.00	20.00	\$600.00
34	Abandon and Grout-Fill Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	2	\$ 200.00	\$400.00	2.00	\$400.00
35	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	45	\$ 65.00	\$2,925.00	45.00	\$2,925.00
36	Install Long Side Water Service, complete in place, the sum of:	EA.	1	\$ 1,300.00	\$1,300.00	1.00	\$1,300.00
37	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	35	\$ 30.00	\$1,050.00	35.00	\$1,050.00
38	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 500.00	\$500.00	1.00	\$500.00
39	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$7,200.00	2.00	\$7,200.00
40	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	45	\$ 1.00	\$45.00	45.00	\$45.00
41	Remove, Salvage, and Reinstall Post Metal Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$250.00	0.00	\$0.00
42	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$500.00	1.00	\$500.00
43	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	106	\$ 5.00	\$530.00	106.00	\$530.00
44	Install Root Pruning Trench, complete in place, the sum of:	L.F.	20	\$ 10.00	\$200.00	20.00	\$200.00
#1 Chuckanut Items Total:					\$24,675.00		\$24,425.00
#1 Chuckanut Resident Total:					\$12,340.00		\$12,215.00
#1 Chuckanut Resident Reimbursement Total:							\$125.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#2 CHUCKANUT LANE ITEMS							
45	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	40	\$ 115.00	\$ 4,600.00	40.00	\$4,600.00
46	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 4,000.00	\$ 4,000.00	1.00	\$4,000.00
47	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	20.00	\$600.00
48	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	80	\$ 65.00	\$ 5,200.00	80.00	\$5,200.00
49	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	55	\$ 30.00	\$ 1,650.00	55.00	\$1,650.00
50	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	1.00	\$3,600.00
51	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	4	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00
52	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	80	\$ 1.00	\$ 80.00	80.00	\$80.00
53	Install Short Side Water Service, complete in place, the sum of:	EA.	1	\$ 850.00	\$ 850.00	1.00	\$850.00
54	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00
55	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	1.00	\$500.00
56	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	165	\$ 5.00	\$ 825.00	165.00	\$825.00
57	Install Root Pruning Trench, complete in place, the sum of:	L.F.	55	\$ 10.00	\$ 550.00	55.00	\$550.00
#2 Chuckanut Items Total:					\$24,705.00		\$24,455.00
#2 Chuckanut Resident Portion Total:					\$12,355.00		\$12,230.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#2 EASEMENT ITEMS							
58	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	45	\$ 115.00	\$ 5,175.00	45.00	\$5,175.00
59	18"x28" RCAP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	155	\$ 210.00	\$ 32,550.00	155.00	\$32,550.00
60	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	45	\$ 30.00	\$ 1,350.00	45.00	\$1,350.00
61	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	2.00	\$7,200.00
62	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	L.F.	2	\$ 400.00	\$ 800.00	2.00	\$800.00
63	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	155	\$ 1.00	\$ 155.00	155.00	\$155.00
64	Remove and Dispose of Existing Retaining Wall and associated sections of existing decomposed granite pad, complete in place, the sum of:	L.F.	25	\$ 220.00	\$ 5,500.00	25.00	\$5,500.00
65	Remove tree 0 to 11.99", complete in place, the sum of:	EA.	2	\$ 1,400.00	\$ 2,800.00	2.00	\$2,800.00
66	Remove tree 12 to 29.99", complete in place, the sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	1.00	\$2,000.00
#2 Easement Items Total:					\$57,530.00		\$57,530.00
#2 Chuckanut Resident Portion Total:					\$28,765.00		\$28,765.00
Total Cost for #2 Chuckanut Resident:					\$41,120.00		\$40,995.00
#2 Chuckanut Resident Reimbursement Total:							\$125.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#4 CHUCKANUT LANE ITEMS							
67	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	25	\$ 115.00	\$ 2,875.00	25.00	\$2,875.00
68	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00
69	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	105	\$ 65.00	\$ 6,825.00	105.00	\$6,825.00
70	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	40	\$ 30.00	\$ 1,200.00	40.00	\$1,200.00
71	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	1.00	\$3,600.00
72	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	2.00	\$800.00
73	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	105	\$ 1.00	\$ 105.00	105.00	\$105.00
74	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	L.F.	1	\$ 250.00	\$ 250.00	0.00	\$0.00
75	Install Short Side Water Service, complete in place, the sum of:	EA.	1	\$ 850.00	\$ 850.00	1.00	\$850.00
76	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	20.00	\$600.00
77	Clearance Prune Tree, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00	2.00	\$1,000.00
78	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	44	\$ 10.00	\$ 440.00	44.00	\$440.00
79	Install Root Pruning Trench, complete in place, the sum of:	L.F.	38	\$ 10.00	\$ 380.00	38.00	\$380.00
#4 Chuckanut Items Total:					\$21,925.00		\$21,675.00
#4 Chuckanut Resident Total:					\$10,965.00		\$10,840.00
#4 Chuckanut Resident Reimbursement Total:							\$125.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#5 CHUCKANUT LANE ITEMS							
80	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	35	\$ 115.00	\$ 4,025.00	0.00	\$0.00
81	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00
82	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	50	\$ 65.00	\$ 3,250.00	50.00	\$3,250.00
83	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	25	\$ 125.00	\$ 3,125.00	25.00	\$3,125.00
84	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	65	\$ 30.00	\$ 1,950.00	65.00	\$1,950.00
85	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	2.00	\$7,200.00
86	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	1.00	\$400.00
87	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	75	\$ 1.00	\$ 75.00	75.00	\$75.00
88	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	10	\$ 35.00	\$ 350.00	10.00	\$350.00
89	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00
90	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	20	\$ 30.00	\$ 600.00	20.00	\$600.00
#5 Chuckanut Items Total:					\$24,225.00		\$19,950.00
#5 Chuckanut Resident Total:					\$12,115.00		\$9,975.00
#5 Chuckanut Resident Reimbursement Total:							\$2,140.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#6 & #7 SHARED CHUCKANUT LANE ITEMS							
91	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	150	\$ 125.00	\$ 18,750.00	150.00	\$18,750.00
92	Proposed 4'x4' Storm Sewer Junction Box, including bedding and backfill, complete in place, the sum of:	EA.	3	\$ 4,500.00	\$ 13,500.00	3.00	\$13,500.00
93	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	150	\$ 1.00	\$ 150.00	150.00	\$150.00
#6 & #7 Shared Chuckanut Items Total:					\$32,400.00		\$32,400.00
#6 Chuckanut Resident Portion Total:					\$8,100.00		\$8,100.00
#7 Chuckanut Resident Portion Total:					\$8,100.00		\$8,100.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#6 CHUCKANUT LANE ITEMS							
94	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	15	\$ 125.00	\$ 1,875.00	15.00	\$1,875.00
95	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 4,500.00	\$ 4,500.00	1.00	\$4,500.00
96	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	15	\$ 30.00	\$ 450.00	15.00	\$450.00
97	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	1.00	\$400.00
98	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	15	\$ 1.00	\$ 15.00	15.00	\$15.00
99	Abandon and Grout-Fill of Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	8	\$ 200.00	\$ 1,600.00	8.00	\$1,600.00
100	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	0.00	\$0.00
#6 Chuckanut Items Total:					\$9,090.00		\$8,840.00
#6 Chuckanut Resident Portion Total:					\$4,545.00		\$4,420.00
Total Cost for #6 Chuckanut Resident:					\$12,645.00		\$12,520.00
#6 Chuckanut Resident Reimbursement Total:							\$125.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#6 & #7 SHARED CHUCKANUT LANE ITEMS							
91	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	150	\$ 125.00	\$ 18,750.00	150.00	\$18,750.00
92	Proposed 4'x4' Storm Sewer Junction Box, including bedding and backfill, complete in place, the sum of:	EA.	3	\$ 4,500.00	\$ 13,500.00	3.00	\$13,500.00
93	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	150	\$ 1.00	\$ 150.00	150.00	\$150.00
#6 & #7 Shared Chuckanut Items Total:					\$32,400.00		\$32,400.00
#6 Chuckanut Resident Portion Total:					\$8,100.00		\$8,100.00
#7 Chuckanut Resident Portion Total:					\$8,100.00		\$8,100.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#7 CHUCKANUT LANE ITEMS							
101	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	25	\$ 125.00	\$ 3,125.00	25.00	\$3,125.00
102	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	2	\$ 3,600.00	\$ 7,200.00	2.00	\$7,200.00
103	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	10	\$ 30.00	\$ 300.00	10.00	\$300.00
104	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	1	\$ 400.00	\$ 400.00	1.00	\$400.00
105	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	25	\$ 1.00	\$ 25.00	25.00	\$25.00
106	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	10	\$ 35.00	\$ 350.00	10.00	\$350.00
107	Abandon and Grout-Fill of Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	8	\$ 200.00	\$ 1,600.00	8.00	\$1,600.00
108	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 350.00	\$ 350.00	0.00	\$0.00
109	Clearance Prune Tree, complete in place, the sum of:	EA.	0	\$ 500.00	\$ -	0.00	\$0.00
110	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	75	\$ 5.00	\$ 375.00	75.00	\$375.00
#7 Chuckanut Items Total:					\$13,725.00		\$13,375.00
#7 Chuckanut Resident Portion Total:					\$6,865.00		\$6,690.00
Total Cost for #7 Chuckanut Resident:					\$14,965.00		\$14,790.00
#7 Chuckanut Resident Reimbursement Total:							\$175.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#8 CHUCKANUT LANE ITEMS							
111	Abandon and Grout-Fill Existing Storm Sewer, including plugs, complete in place, the sum of:	C.Y.	3	\$ 200.00	\$ 600.00	3.00	\$600.00
112	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	73	\$ 65.00	\$ 4,745.00	73.00	\$4,745.00
113	24" RCP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	40	\$ 125.00	\$ 5,000.00	40.00	\$5,000.00
114	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	10	\$ 30.00	\$ 300.00	10.00	\$300.00
115	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	3	\$ 3,600.00	\$ 10,800.00	3.00	\$10,800.00
116	Proposed Concrete Collar Storm Sewer Connection to Existing Storm Sewer, complete in place, the sum of:	EA.	1	\$ 2,000.00	\$ 2,000.00	1.00	\$2,000.00
117	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	2.00	\$800.00
118	Temporary Asphalt Point Repair, complete in place, the sum of:	S.Y.	20	\$ 35.00	\$ 700.00	20.00	\$700.00
119	Remove, Salvage, and Reinstall Brick Mailbox, complete in place, the sum of:	EA.	1	\$ 350.00	\$ 350.00	0.00	\$0.00
120	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	5	\$ 30.00	\$ 150.00	5.00	\$150.00
121	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	113	\$ 1.00	\$ 113.00	113.00	\$113.00
122	Clearance Prune Tree, complete in place, the sum of:	EA.	2	\$ 500.00	\$ 1,000.00	2.00	\$1,000.00
123	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	281	\$ 5.00	\$ 1,405.00	281.00	\$1,405.00
124	Install Root Pruning Trench, complete in place, the sum of:	L.F.	210	\$ 10.00	\$ 2,100.00	210.00	\$2,100.00
#8 Chuckanut Items Total:					\$30,063.00		\$29,713.00
#8 Chuckanut Resident Total:					\$15,035.00		\$14,860.00
#8 Chuckanut Resident Reimbursement Total:							\$175.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
#9 CHUCKANUT LANE ITEMS							
125	Remove and Replace 6" Thick Reinforced Concrete Driveway, including proof rolling, leveling up sand, and full depth saw cut, complete in place, the sum of:	S.Y.	40	\$ 125.00	\$ 5,000.00	40.00	\$5,000.00
126	Temporary Driveways, complete in place, the sum of:	EA.	1	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00
127	Remove and Replace 4" Thick Reinforced Concrete Walkway, complete in place, the sum of:	S.F.	100	\$ 65.00	\$ 6,500.00	100.00	\$6,500.00
128	Remove and Salvage Existing Brick Pavers, coordinate with resident on location to store, complete in place, the sum of:	S.F.	315	\$ 30.00	\$ 9,450.00	315.00	\$9,450.00
129	Remove and Dispose of Existing Concrete Curb, including all associated materials, complete in place, the sum of:	L.F.	100	\$ 25.00	\$ 2,500.00	100.00	\$2,500.00
130	24" HDPE Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	115	\$ 65.00	\$ 7,475.00	115.00	\$7,475.00
131	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	15	\$ 30.00	\$ 450.00	15.00	\$450.00
132	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	2	\$ 400.00	\$ 800.00	2.00	\$800.00
133	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	L.F.	2	\$ 3,600.00	\$ 7,200.00	2.00	\$7,200.00
134	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	115	\$ 1.00	\$ 115.00	115.00	\$115.00
135	Install Long Side Water Service, complete in place, the sum of:	EA.	1	\$ 1,200.00	\$ 1,200.00	1.00	\$1,200.00
136	Remove and Dispose of Existing Storm Sewer, complete in place, the sum of:	L.F.	30	\$ 25.00	\$ 750.00	30.00	\$750.00
137	Remove, Salvage, and Reinstall Metal Post Mailbox, complete in place, the sum of:	EA.	1	\$ 250.00	\$ 250.00	1.00	\$250.00
138	Clearance Prune Tree, complete in place, the sum of:	EA.	1	\$ 500.00	\$ 500.00	1.00	\$500.00
139	Install Tree Protection fence (up to 5,000 L.F.), complete in place, the sum of:	L.F.	100	\$ 5.00	\$ 500.00	100.00	\$500.00
140	Install Root Pruning Trench, complete in place, the sum of:	L.F.	76	\$ 10.00	\$ 760.00	76.00	\$760.00
#9 Chuckanut Items Total:					\$46,450.00		\$46,450.00
#9 Chuckanut Resident Total:					\$23,225.00		\$23,225.00
#9 Chuckanut Resident Reimbursement Total:							\$0.00



ITEM NO.	ITEM DESCRIPTION	UNIT	QUAN.	CONTRACT UNIT PRICE	CONTRACT TOTAL	ACTUAL QUAN. TO DATE	ACTUAL AMOUNT TO DATE
239 PINEY POINT ITEMS							
141	18"x28" RCAP Storm Sewer, including bedding and backfill, complete in place, the sum of:	L.F.	195	\$ 220.00	\$ 42,900.00	195.00	\$42,900.00
142	8" or 12" PVC for Yard Drain Connections, as shown on plan, all depths, complete in place, the sum of:	L.F.	90	\$ 30.00	\$ 2,700.00	90.00	\$2,700.00
143	Proposed Connection to Existing Yard Drain, complete in place, the sum of:	EA.	7	\$ 400.00	\$ 2,800.00	7.00	\$2,800.00
144	Proposed Type A Inlet, including bedding and backfill, complete in place, the sum of:	EA.	1	\$ 3,600.00	\$ 3,600.00	1.00	\$3,600.00
145	Tie-In Proposed Storm Sewer into Existing Inlet, complete in place, the sum of:	EA.	1	\$ 1,500.00	\$ 1,500.00	1.00	\$1,500.00
146	Trench Safety for All Storm Sewers Greater than 5' Deep, complete in place, the sum of:	L.F.	195	\$ 1.00	\$ 195.00	195.00	\$195.00
147	Remove tree 0 to 11.99", complete in place, the sum of:	EA.	1	\$ 1,200.00	\$ 1,200.00	1.00	\$1,200.00
148	Remove tree 12 to 29.99", complete in place, the sum of:	EA.	2	\$ 2,000.00	\$ 4,000.00	2.00	\$4,000.00
149	Install Root Pruning Trench, complete in place, the sum of:	L.F.	90	\$ 10.00	\$ 900.00	90.00	\$900.00
239 Piney Point Items Total:					\$59,795.00		\$59,795.00
239 Piney Point Resident Total:					\$29,900.00		\$29,900.00
239 Piney Point Resident Reimbursement Total:							\$0.00

ACE CONSULTING

Council Agenda Item Cover Memo

2/23/26
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on CityLnx/Ace Traffic Engineering Letter of Engagement

SUMMARY/BACKGROUND (WHY): Chad Zorn, the representative with CityLinx/Ace Traffic Engineering has requested that a short contract/letter of engagement be signed prior to continuing coordination. Per the attached agreement, consultation (e.g. preliminary research, field observation, data collection, etc.) can continue at a rate of \$200/hour. HDR is requesting discussion and potential action on this agreement.

STAFF RECOMMENDATION: _____

ESTIMATED COST: NA **FUNDING SOURCE:** _____

CURRENT BUDGETED ITEM: YES _ NO __ **EMERGENCY REQUEST:** YES __ NO __

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

ACE TRAFFIC ENGINEERING

Ace Traffic Engineering, LLC

10810 Evanfield Ct
Cypress, Texas 77433
Phone: (281) 900-9374

February 10, 2026

Bobby Pennington
Public Works
City of Piney Point Village

Subject: **City of Piney Point Village Traffic Engineering Engagement / Consulting**

Dear Mr. Pennington,

Ace Traffic Engineering, LLC is pleased to submit our proposal for professional traffic engineering or construction consulting professional services for the City of Piney Point Village on an as needed / on-call basis.

SCOPE OF SERVICES

Our proposed Scope of Services includes the may include but are not limited to:

- **Preliminary Research** – As requested for traffic signals, intersection, or other traffic analysis
- **Coordination Meetings** – In person or phone or online.
- **Field Observations or Data Collections** – as requested
- **Preparation or Review of any Memos or reports** – as requested
- **Preparation or Review of Submittals** – as requested
- **Assistance with Funding Agreements** – as requested with Harris County or other agencies. We can review, edit or help prepare as needed.

FEES

Any of the above or other traffic engineering or construction related consultation can be accomplished at a rate of \$200 / Hour, unless otherwise agreed to for a specific task or deliverable.

AUTHORIZATION

We are prepared to initiate work on this project immediately following receipt of a signed copy of this letter agreement and/or Notice-to-Proceed.

Sincerely,
Ace Traffic Engineering, LLC

Chad J. Zorn

Chad J. Zorn, P.E. PTOE
President

ACCEPTED AND APPROVED THIS DAY _____:

By:

(Signature)

(Type or Print Name)

(Type or Print Title)

CHAPELWOOD

Council Agenda Item Cover Memo

2/23/26
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Chapelwood Court Drainage Improvements

SUMMARY/BACKGROUND (WHY): HDR is requesting authorization to bill \$6,000.00 from these remaining funds. This will leave a balance of \$4,395.00 in HDR's contract and \$25,967.35 remaining from the construction amount, resulting in a total project cost savings of \$29,967.35.

STAFF RECOMMENDATION: _____

ESTIMATED COST: NA

CURRENT BUDGETED ITEM: YES NO **EMERGENCY REQUEST:** YES NO

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

WINDERMERE

Council Agenda Item Cover Memo

2/23/26
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Windermere Outfall Repair Project

SUMMARY/BACKGROUND (WHY): HDR is requesting action on the next steps for the Windermere Outfall Repair Project.

STAFF RECOMMENDATION: _____

ESTIMATED COST: N/A **FUNDING SOURCE:** _____

CURRENT BUDGETED ITEM: YES NO **EMERGENCY REQUEST:** YES NO

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

WILLIAMSBURG

Council Agenda Item Cover Memo

**2/23/26
Date of Meeting**

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Williamsburg Asphalt Repair

SUMMARY/BACKGROUND (WHY): At the direction of the City, HDR has coordinated with three (3) contractors to obtain cost estimates for the full-depth asphalt pavement point repair to provide to the MVWA. HDR recommends that the quote from J Rivas Construction, LLC be approved for the total amount of \$13,500.00.

STAFF RECOMMENDATION: _____

ESTIMATED COST: \$13,500.00 **FUNDING SOURCE:** _____

CURRENT BUDGETED ITEM: YES _ NO __ **EMERGENCY REQUEST:** YES __ NO __

PREPARED BY: John Peterson/Grace Moylan

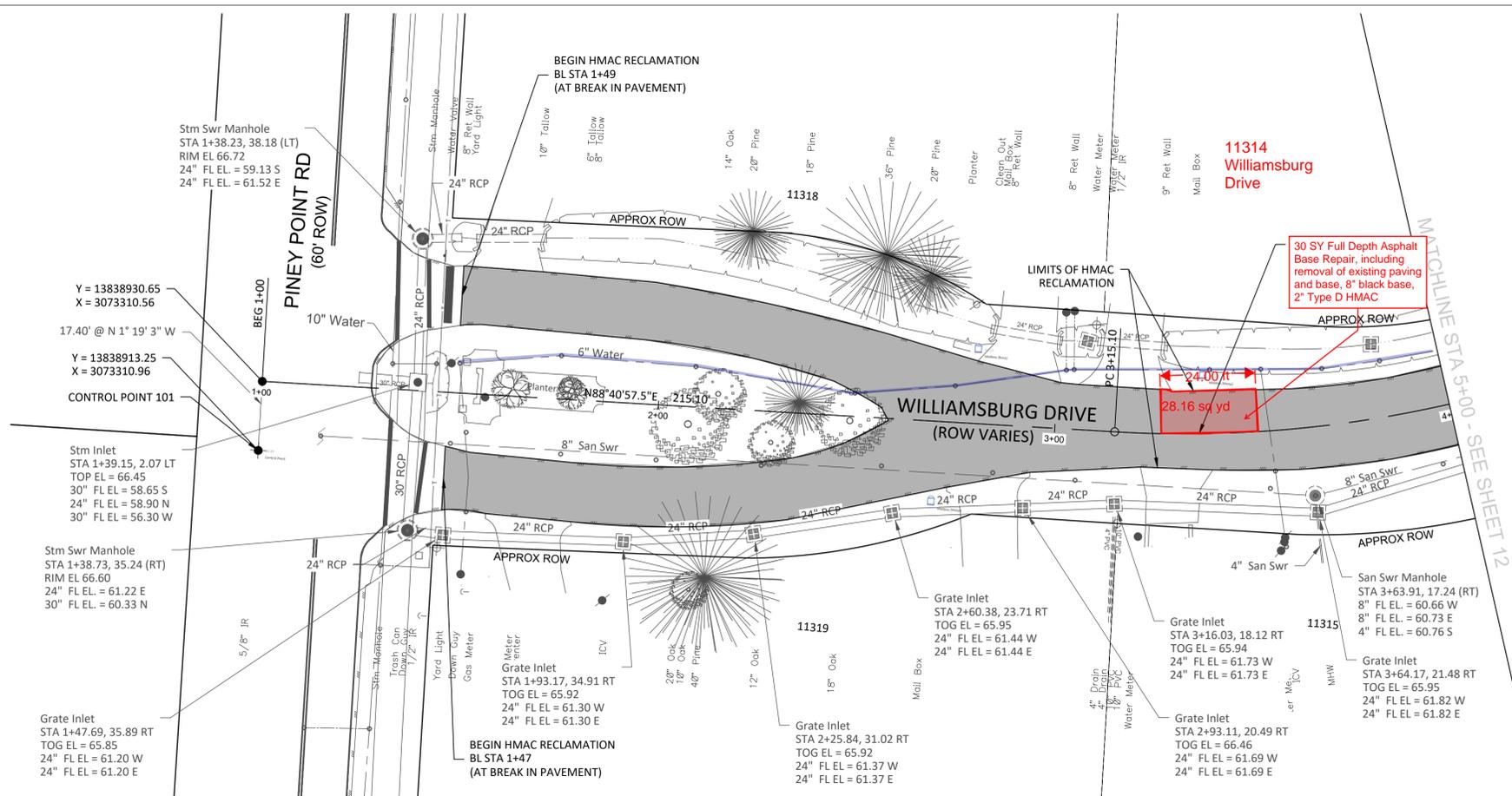
ATTACHMENTS: Yes

Williamsburg Asphalt Point Repair

Contractor Quote Summary

February 19, 2026

Contractor	Proposed Quote Total	
J Rivas Construction, LLC	\$	13,500.00
Infrastructure Construction Services	\$	13,550.00
Experts US, LLC	\$	16,350.00



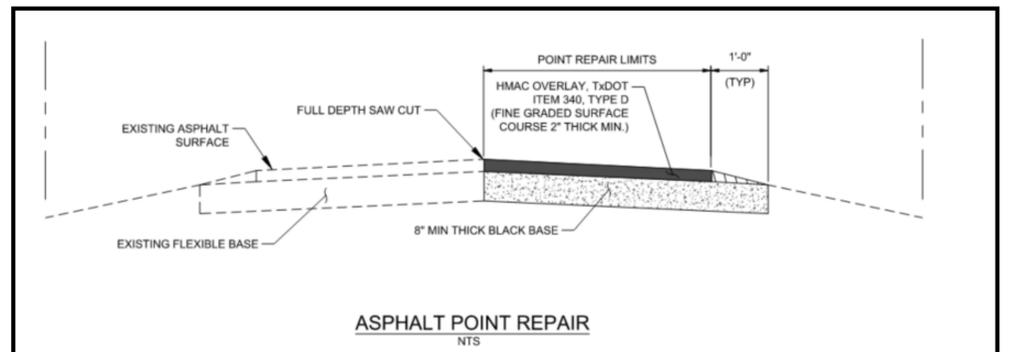
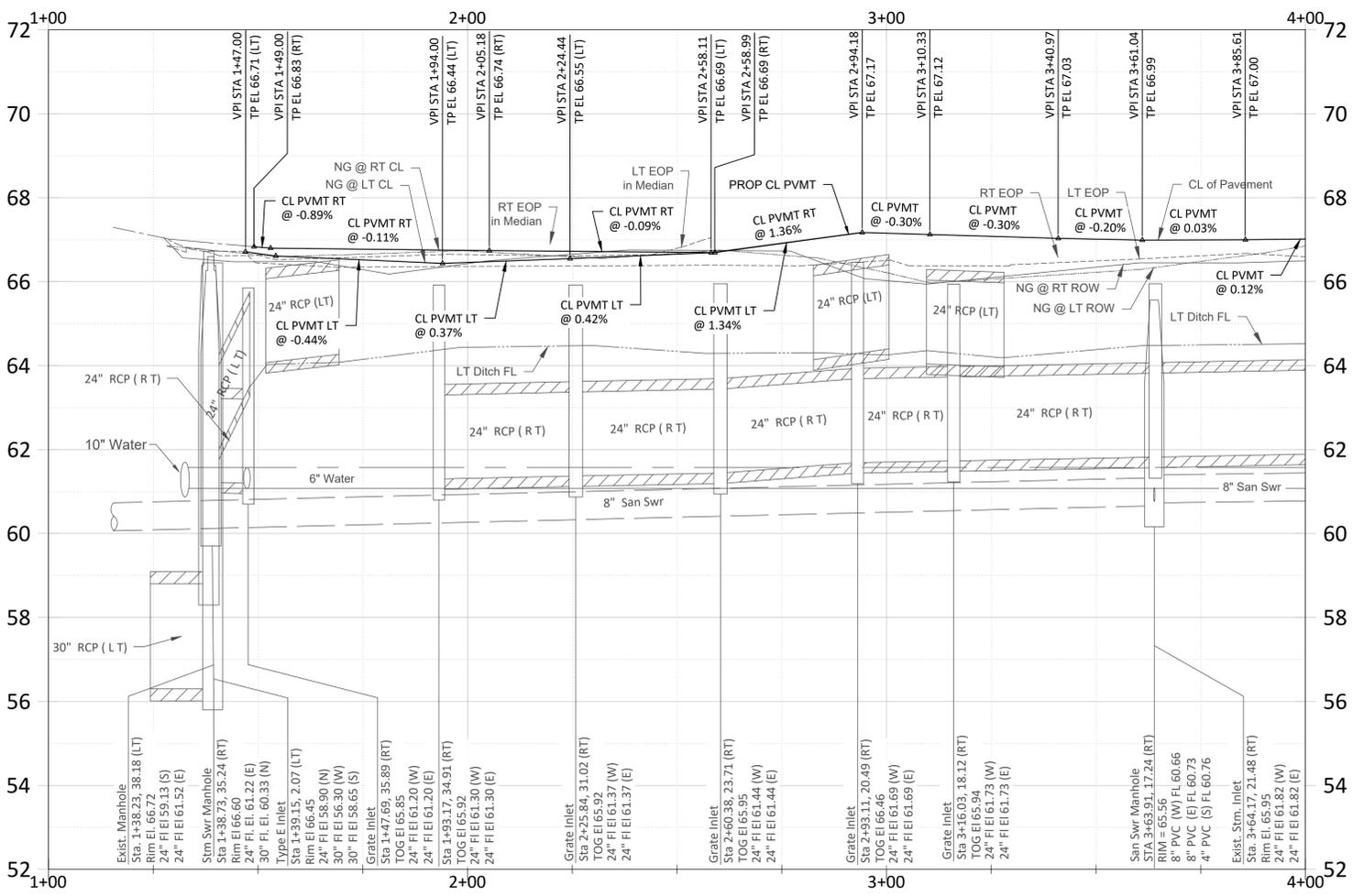
BENCHMARK:
 PPV Benchmark No. 2
 General Location: Top Inlet, SE Corner Of Piney Point Rd & Greenbay Rd.
 Latitude: 29°45'44.50926" N
 Longitude: 95°31'02.57629" W
 Grid Northing: 13,841,190.92
 Grid Easting: 3,073,274.80
 State Plane Coordinates, Texas South Central Zone (4204), NAD 83
 Elevation: 69.16 NAVD88, 2001 Adj



Texas P.E. Firm
 Registration No. F-754
 HDR Engineering, Inc.
 4828 Loop Central Drive, Suite 700
 Houston, Texas 77081
 P 713.622.9264 F 713.622.9265
 www.hdrinc.com

2" Brass Disk In Conc Stamped "BM 2" Surveyed March 2008, Landtech Consultants, Inc.
 Horizontal Positions Were Established Using GPS (RTK). Elevations Were Established Using Differential Leveling. Harris County Fema (TSARP) Benchmarks 210130 And 210135 Were Held For Horizontal And Vertical Control. Unit Of Measure: U.S. Survey Foot

PROJECT FOR
PINEY POINT VILLAGE, TEXAS



- ASPHALT POINT REPAIR NOTES:**
- 8" THICK BLACK BASE SHALL EXTEND 1'-0" OUTSIDE OF PROP HMAC OVERLAY.
 - PAVEMENT CROWN SHALL BE CONSTRUCTED AT THE CENTERLINE OF THE EXIST ROADWAY PAVEMENT.
 - A PRIME COAT AND A TACK COAT SHALL BE APPLIED TO THE SURFACE OF THE BASE COURSE PRIOR TO PLACEMENT OF THE HMAC SURFACE COURSE.
 - HMAC OVERLAY SHALL CONFORM TO TxDOT ITEM 340 TYPE D (FINE GRADED SURFACE COURSE).
 - ANY AREA DISTURBED SHALL BE RESODDED TO MATCH EXIST SOD. THIS SHALL BE INCIDENTAL TO THE PROJECT.
 - PROP HMAC OVERLAY SHALL MATCH EXIST HMAC OVERLAY GRADE.

J Rivas Construction, LLC
J Lira. jlira@rivasconst.com
832-874-2010

Williamsburg Asphalt Point Repair Quote Sheet
City of Piney Point Village
February, 2026

Item No.	Item Description	Unit	Est. Quantity	Unit Price	Total Amount
1	Asphalt Point Repair including full depth saw cut, removal and proper disposal of material, 2-inch thick Type D HMAC overlay, 8-inch thick black base, per detail, complete in place, the sum of:	S.Y.	30	\$450.00	\$13,500.00



Date of Proposal: 2/13/2026
 Proposal To: CITY OF PINEY POINT VILLAGE (the "Customer")
 Serving: ASPHALT POINT REPAIR ON WILLIAMSBURG DR (the "Site")

Acceptance: The Customer may accept this Proposal either by A) signing where indicated or B) asking Infrastructure Construction Services (the "Company" herein) to begin work in writing. In the event of either form of acceptance, this Proposal shall become the contract between the Customer and the Company (the "Agreement" herein). This Proposal is valid for one hundred and twenty (120) days following the Date of Proposal listed above, but may, at the Company's sole option, be withdrawn or revised at any time prior to acceptance by the Customer.

Scope: The Company will provide consultative, construction, and/or field services regarding the Customer's construction project, construction punch list, or other infrastructure rehabilitation project (collectively, the "Project"). The parties agree that these services are labor and materials on behalf of the Customer and may or may not occur during the construction phase. In addition, the Company may:

- Facilitate the Customer's obtaining permit authorization to perform the Project;
- Prepare, modify, and/or maintain the Customer's construction documents including plans, specifications, certificates, or other documents required by the Customer's Project (collectively, the "Construction Documents");
- Provide inspections, testing, walk-throughs, and/or records concerning the Company's observations of site conditions;
- Provide debris removal, grading, or other handiwork.
- Construct amenities, structures, appurtenances, water quality features, drainage features, or concrete paving;
- Provide training, educational material, public notices, or consultation; or
- Recommend best management practices for the Customer's use and implementation. The scope of work

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	MOBILIZATION AND INSURANCE	1	EA	\$ 1,950.00	\$ 1,950.00
1	REMOVE AND REPLACE ASPHALT 2" TYPE D, 8" BLACK BASE	30	SY	\$ 295.00	\$ 8,850.00
1	TRAFFIC CONTROL	1	EA	\$ 1,500.00	\$ 1,500.00
1	SITE RESTORATION	1	EA	\$ 1,250.00	\$ 1,250.00
				TOTAL	\$ 13,550.00

***** CONSTRUCTION STAKING TO BE PROVIDED BY OWNER**
**** WATER PROVIDED BY OWNER**

Excludes: BONDS, LABORATORY TESTING, SURVEY, UTILITY RELOCATES, IRRIGATION REPAIRS, HAUL OFF OF SPOILS, SALES TAX (IF PROJECT IS TAX EXEMPT, CERTIFICATE MUST BE PROVIDED BEFORE START OF PROJECT), FEES & FINES ASSOCIATED WITH DAMAGE OF UN AND MISMARKED UTILITY LINES, DAMAGE TO ANY SURROUNDING STRUCTURES.

Standard Traffic Control includes installation, maintenance and removal of barrels, delineators, work ahead and lane closed ahead signs. Electronic message boards, detour and custom signs are not included.



Schedule: The Company may provide schedules suggesting when work may be done in the future and/or a general plan for frequency of work. The Customer understands that schedules are subject to change, based on weather and other factors. The Customer agrees to make no claim against the Company for Work not being performed according to any schedule.

Pricing of Services: The Company has offered pricing at rates as shown in this Agreement for the items of work that are agreed to be performed. This pricing is shown with subtotals based on estimated quantities for the Customer's information. However, the Company will invoice and the Customer shall pay the unit price(s) for Work based on actual quantities performed. All services and materials will be charged sales tax unless a valid Texas Sales and Use Tax Resale Certificate/Exemption Certificate is furnished.

Changes: This is a unit price contract and includes only items for which the Company and the Customer have agreed on the Work described in the agreed line items. No claim shall be made against the Company for any variance between estimated quantities and the quantities actually requested or performed under the Agreement. The parties anticipate that the actual Work will involve performance of quantities that may differ from the estimated quantities, and as part of this Agreement, the Customer will pay for actual quantities performed and invoiced. Work for which there is no line item is not in the Scope of the Agreement, and will be added to this Agreement only if the Company and the Customer agree in writing on the scope and price of that additional work and the Customer indicates its agreement by signature or other express agreement.

The Customer's Responsibility: The Company cannot guarantee, assure, nor warrant the Customer's compliance with its permit authorization to perform the Project nor its compliance with Local, State, and/or Federal requirements. The Company is only advising the Customer on the site conditions and requirements, and the Customer has primary responsibility to perform the work recommended by the Company and stated in the permit authorization to perform the Project. The Customer therefore agrees that Customer's performance of certain work is a condition precedent to the Company's obligation and/or ability to perform work, and further agrees that Customer will perform at least the following work:

- Obtain permit authorization to perform the Project;
- Maintain and enforce good housekeeping practices;
- Maintain and enforce the best management practices described in the Customer's permit authorization to the maximum extent practicable, including routine maintenance and/or repair/replacement of pollution prevention devices or erosion and sedimentation controls;
- Manage the Customer's contractors, sub-contractors and suppliers at every tier, and all other visitors and deliveries to the site to make sure they are maintaining best management practices;
- Notify the Company of the start and completion of any construction, the termination of any permit authorization, the transfer of any parcels, of lot take-down schedules, or of any transfer of operational control to another operator or operators;
- Notify the Company of any responsibilities assigned to other agents, designers, consultants, trades, contractors, subcontractors and/or suppliers at any tier;
- Provide access to the areas in which the Company will provide services;
- Allow periodic inspections by the Company by any reasonable means, technology, or methodology;
- Implement best management practices as the Company recommends and/or suggests to the maximum extent practicable; and
- Comply promptly with the requirements of any permit authorization to perform the Project and with the requirements of Local, State, and Federal authorities.

Term: The Agreement will continue as long as the Customer requests services from the Company. However, when the Customer accepts a project as completed, the Company will cease service in that area and will no longer be responsible for providing services for that area.



Termination: Either party may terminate this agreement upon seven (7) days written notice to the other. If the Customer terminates the Agreement, the Company will immediately be due payment for services performed up to and resulting from termination, including demobilization, and after the date of termination, the Company will not be responsible for maintenance or storage of any records of services performed during this Agreement. If the Company terminates the agreement, the Company will immediately be due payment for services performed up to termination and after the date of termination. The Company will not be responsible for maintenance or storage of any records of services performed during this Agreement.

Invoicing: The Company will invoice by the last day of each month for services performed during that month, based on actual quantities of the Work performed.

Payment: Payment is due in full upon receipt, without retainage or withholding. Amounts unpaid after one hundred eighty (180) days will bear interest from seven days after the invoice date at 1 ½% interest per month.

The Company Rights Upon Non-Payment: If payment is not received timely, the Company may, at its sole discretion, suspend any or all work for the Customer. In addition, the Company will be under no obligation to maintain records that it has kept for the Customer on any Project for which payment is late. **NOTWITHSTANDING ANY OTHER PROVISION IN THIS DOCUMENT, THE CUSTOMER AGREES TO INDEMNIFY THE COMPANY FOR ANY DAMAGES INCURRED BY THE CUSTOMER ARISING OUT OF OR RELATED TO OR RESULTING FROM RECORDS THAT THE COMPANY DOES NOT MAINTAIN WHILE THE CUSTOMER'S ACCOUNT IS DELINQUENT.**

Limitation of Responsibility / Liability: The Company will be responsible for damages incurred by the Customer only to the extent that such damages are directly caused by the Company' actions or omissions. The Customer agrees that the Company is not liable for the Customer's failure to perform the Customer's responsibilities under this agreement, including following the recommendations and suggestions of the Company and maintaining best management practices. The Customer agrees that the Company's total liability for any one year of services provided under this Agreement for this Project will not exceed 50% of the amount billed to the Customer for this Project during that year. Under no circumstances will the Company be liable for damages due to the Customer's failure to perform any of its responsibilities outlined above, or damages caused by the actions or inactions of any of the Customer's employees, agents, designers, consultants, trades, contractors, subcontractors and/or suppliers at any tier.

Waiver of Consequential Damages: The Company and the Customer waive any and all claims against each other for consequential damages arising out of or relating to this Agreement. This mutual waiver includes:

- Damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- Damages incurred by the Company for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

Assurance: The Customer agrees that, both at the beginning of the job and any other time at which the Company may request, the Customer will provide the Company assurance of the Customer's ability to pay for the Work, as well as A) if this is a private project, the information described in subparagraphs 1-5 of Texas Business & Commerce Code Section 56.054 (d), or B) if this is a public projects, the information described in subparagraphs 1-3 of Texas Business & Commerce Code Section 56.054 (e).

Limited Warranty: The Company will perform the Work in a manner consistent with the standard of care expected of a company performing such services in this geographical area at this time under these circumstances. The Company provides no other warranties, and the Customer agrees that all other warranties, express or implied, are excluded.

Disputes: The parties will attempt to resolve any disputes arising out of or relating to this Proposal or the resulting Agreement and/or the Work by a) direct discussions between the parties, followed by b) mediation. If disputes remain unresolved after mediation, they will be resolved by arbitration, with the award of the arbitrator(s) binding pursuant to Texas Civil Practices



and remedies Code Ch. 171. Mediation and/or arbitration will be conducted by the American Arbitration Association (“AAA”) under their Construction Industry Rules in effect at the time that the dispute is first submitted to the AAA.

Insurance: The Company will carry its standard insurance, including general liability, auto liability, workers’ compensation, and professional liability coverage.

No Third Party Beneficiary: Notwithstanding any provision of the Agreement, no other person or entity besides the Company and the Customer, whether or not mentioned in this Agreement or in the Work, is intended to be or will be considered to be a third party beneficiary of or entitled to assert any rights under this Agreement.

MUTUAL INDEMNITY: THE COMPANY AND THE CUSTOMER AGREE THAT EACH WILL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OTHER FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS, AND LIABILITIES, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS, AND ATTORNEYS’ FEES, OF EVERY KIND OR CHARACTER (“CLAIMS”), TO THE EXTENT THAT SUCH CLAIMS ARISE FROM DAMAGES CAUSED BY A) THE INDEMNIFYING PARTY, B) ANY OF THE INDEMNIFYING PARTY’S EMPLOYEES, REPRESENTATIVES, DESIGNERS, SUBCONTRACTORS, AND/OR SUPPLIERS AT ANY TIER, AND/OR C) ANY OTHER PARTY FOR WHOM THE INDEMNIFYING PARTY IS RESPONSIBLE.

THESE DUTIES EXTEND TO CLAIMS INCLUDING THOSE ARISING FROM PERSONAL INJURY, INCLUDING DEATH, EMOTIONAL DISTRESS, REAL AND PERSONAL PROPERTY DAMAGE, AND ECONOMIC LOSS.

THESE DUTIES EXTEND TO ALL CLAIMS THAT ARE BASED ON, IN CONNECTION WITH, RELATING TO, OR ARISING OUT OF WORK AND/OR THE AGREEMENT.

THESE DUTIES ARE NOT LIMITED BY OR TO THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR ANY PARTY UNDER WORKERS’ COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

APPROVED AS TO FORM AND SUBSTANCE:

_____	Infrastructure Construction Services
(“Customer”)	(“Company”)
_____	_____
Signature of the Customer Representative	Signature of the Company Representative
_____	_____
Printed Name of the Customer Representative	Printed Name of the Company Representative
_____	_____
Title of the Customer Representative	Title of the Company Representative
_____	_____
Date	Date

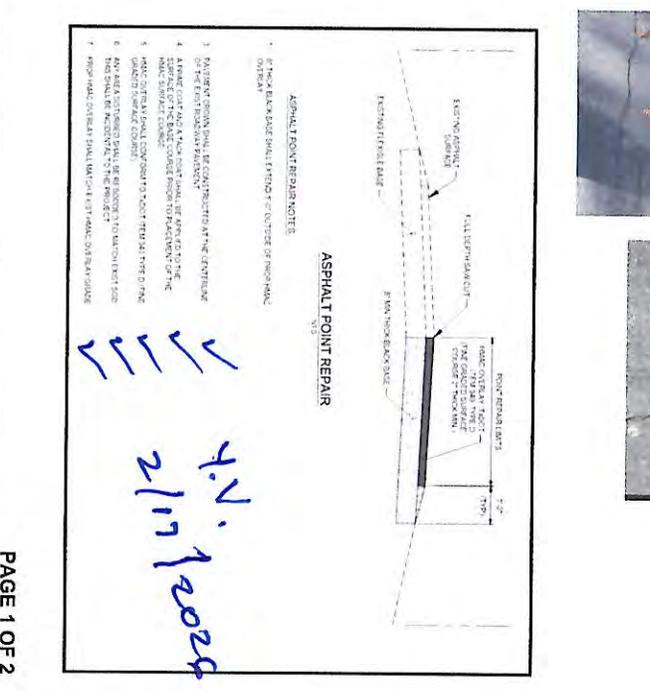
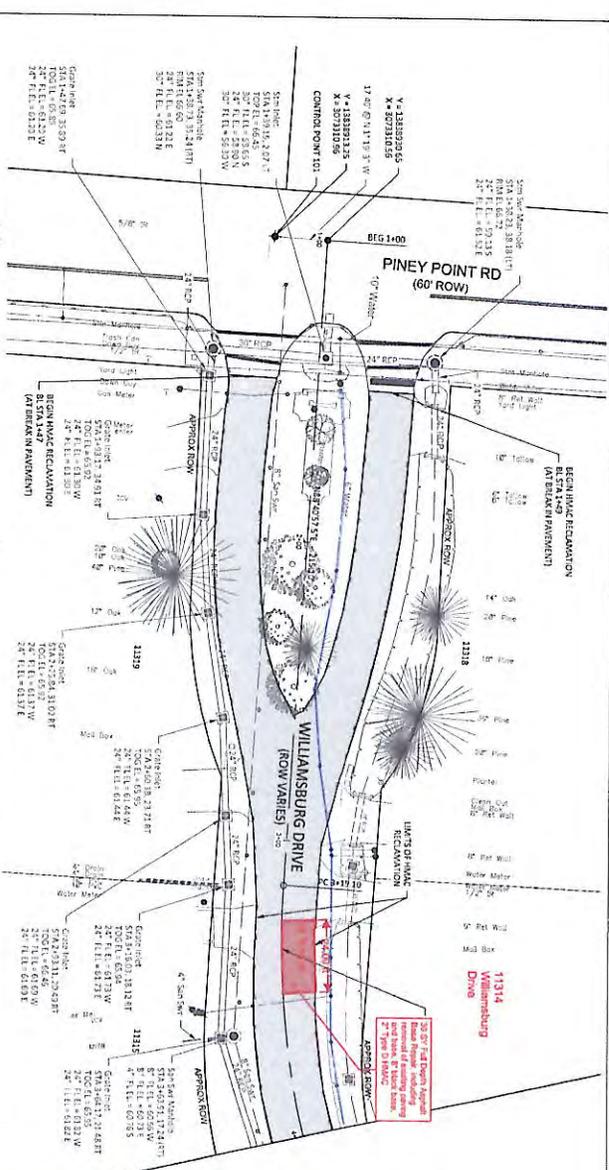
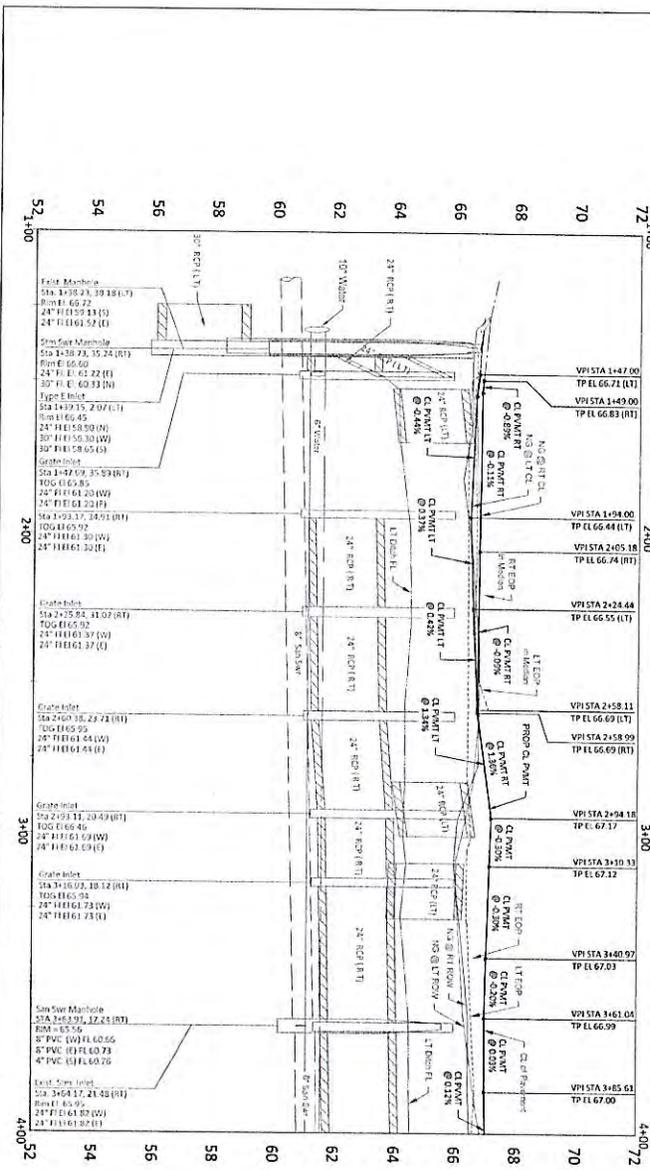


Williamsburg Asphalt Point Repair Quote Sheet
City of Piney Point Village
February, 2026

Item No.	Item Description	Unit	Est. Quantity	Unit Price	Total Amount
1	Asphalt Point Repair including full depth saw cut, removal and proper disposal of material, 2-inch thick Type D HMA overlay, 8-inch thick black base, per detail, complete in place, the sum of:	S.Y.	30	545. ⁰⁰	\$16,350. ⁰⁰

*NOTE: This includes T.C. & Prob aswell.
 M.*

*Experts US, LLC
 Jeanine Villalobos
 2/17/2026*



BENCHMARK:

Point of Beginning
 General Location: 15' West of Corner of Perry Point Rd & Greystone Rd
 Latitude: 29°43'44.52957" N
 Longitude: 95°31'02.53535" W
 Grid Elevation: 3,073.218 AD
 State Plane Coordinates: Texas South Central Zone (NAD 83)
 Elevation: 63.15 MARCH 2003 AD
 2" Iron Pin in Concrete "MAD" Surveyed
 4/28/2008 Landmark Coordinates, Inc.
 Horizontal Station: West Establish Using GPS
 Elevation: West Establish Using Differential GPS
 2012/12/14/2013 West End of International
 Vertical Control: USGS Benchmark: US Survey Foot (1981) 540.83

HDR

HDR Engineering, Inc.
 4531 Loop County Drive, Suite 200
 Houston, Texas 77051
 P: 713.102.2534 F: 713.622.2025
 www.hdr.com

PROJECT FOR

PINEY POINT VILLAGE,
TEXAS

SPPR LANDSCAPE

Council Agenda Item Cover Memo

2/23/26
Date of Meeting

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Asakura Robinson South Piney Point Road Proposals

SUMMARY/BACKGROUND (WHY): HDR is requesting discussion and potential action to approve the proposal(s) from Asakura Robinson – for the Landscape Guidelines and/or the Southern Entry Landscape Guidelines.

STAFF RECOMMENDATION: _____

ESTIMATED COST: NA **FUNDING SOURCE:** _____

CURRENT BUDGETED ITEM: YES _ NO __ **EMERGENCY REQUEST:** YES __ NO __

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

February 11, 2026

proposal

John Peterson, P.E.; CFM
Associate Vice President; Texas Gulf Coast Municipal Program Lead
HDR
4828 Loop Central Drive, Suite 700
Houston, TX 77081-2220

Re: City of Piney Point Village Landscape Guidelines and South Piney Point Road southern entry landscape plan project

Asakura Robinson Company (AR) is pleased to submit this proposal for the above-mentioned project. Our services will be provided as a sub-contract to HDR's contract with the city. All of our correspondences and billing will be through HDR project management.

A. Scope of Services

1. City of Piney Point Landscape Design Guidelines update. This update of the landscape guidelines will establish and strengthen the overall vision for the landscape character and visual quality unique to the city of Piney Point while promoting community roadway safety.
2. South Piney Point entrance landscape improvement plans will demonstrate the landscape quality of the city's landscape guidelines.

Task 1. Landscape Guidelines

- a. Conduct a site visit to observe and document existing conditions, including general roadway conditions, plant species and landscape character. Existing conditions will be recorded through photographic documentation to inform the conceptual design.
- b. Review any applicable City of Piney Point Landscape Guidelines and develop revised guidelines including precedent examples for the city-wide landscape concept - consistent and applicable to not just South Piney Point Road but other primary entries at the city boundaries.
- c. After the city and client review, AR will summarize the recommendations in graphic and written narratives.
- d. Attend project coordination (2) meeting(s) with the engineering team and the city staff as necessary.

Task 2. Piney Point Southern entry landscape plan

- a. Prepare preliminary landscape improvement plans, based on base information provided by the client and augmented by field observations. The plans will identify key landscape features, illustrate proposed improvements at the South Piney Point southern entrance monument area, and show required setbacks to maintain traffic safety, sightlines, and visibility.

- b. Produce **One eye-level rendering** illustrating representative view of the proposed landscape improvements. The rendering will help communicate design intent and provide a clear understanding of how the entry monument area may appear following implementation.
- c. Provide a landscape portion of the rough order of magnitude Opinion of Probable Construction Cost (OPCC) based on the Conceptual Plan to support budgeting and decision-making.
- d. After the city and client reviews, develop **landscape construction documents** including planting, irrigation specifications and necessary details for the construction. The irrigation plans will be submitted by the landscape contractor as a shop drawing for AR's review and approval.
- e. AR will assist the client and the city in selecting a landscape contractor, reviewing qualifications and bidding documents.
- f. AR will review any submittals by the contractor and provide field observations during the construction and report to the client.
- g. Attend project coordination (2) meeting(s) with the engineering team and the city staff as necessary.

B. Compensation

Lump Sum Total

Task 1 Landscape Guidelines	\$18,000
Task 2 Piney Point Road Southern Entry Landscape Plan	\$ 27,000

It will be billed on monthly basis on percentage of the project completion.

C. Exclusions to Scope of Services and Additional Services

- 1. Client shall provide the following information as required for performance of the work. AR assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should AR be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.
 - a. Topography, boundary surveys and Legal descriptions of property.
 - b. Existing site engineering and utility base information.
 - c. Soils Engineering, Geo-technical, and other Consultant services if required.
 - d. Application and Permit Fees

- 2. The following services are specifically excluded from scope:
 - a. Formal Risk Assessments for existing trees and arborist services.
 - b. Registration and documentation for LEED, SITES, or other certifications.
 - c. Outline specifications
 - d. Front end documents

- 3. Additional Services include but are not limited to:
 - a. Work and/or Meetings requested and or authorized by the Client not defined in the 'Scope of Work', revisions and changes to Client approved drawings, the

- preparation of alternatives or change orders requested by the Client, and the revision of a single delivery package into multiple delivery packages.
- b. Preparation of as-built drawings or of measured drawings or existing conditions.
- c. Models, special renderings, promotional photography, special printing, special equipment, special printed reports or publication, maps, and documents requested by the Client.
- d. Coordination and sourcing of owner-provided play equipment

Hourly rates for Additional Services:

Keiji Asakura	Principal	\$ 300/hr.
Staff	3.36 x direct personal expense (DPE)	

D. Terms and Conditions

IMPORTANT: This Agreement is expressly limited to the terms and conditions stated herein, and any additional or different terms or conditions proposed by Client (including, but not limited to any verbal or written communication) are rejected unless expressly assented to in writing by the person who signed this Agreement on behalf of Landscape Architect. This Agreement shall not be modified or supplemented by any course of dealing, course of performance, or trade usage. Client acknowledges that no other person(s) shall have authority to bind Landscape Architect to terms varying from those set forth herein.

ARTICLE 1: PROFESSIONAL SERVICES

1.1 Services. In connection with the Project described in the Proposal, Landscape Architect shall render the professional services ("Services") for the Project described in the Agreement and any Amendments.

1.2 Agreement. The Agreement includes the Proposal and all Exhibits incorporated into the Agreement, including these Terms and Conditions, and any Amendments (collectively, the "Agreement").

ARTICLE 2: PROPOSALS

2.1 Scope. The Proposal(s) shall identify the specific scope of Services to be performed by Landscape Architect and those subconsultants, if any, specifically identified as having a direct contractual relationship with Landscape Architect ("Subconsultants") in the Proposal. The Proposal shall also identify the amount and type of compensation for the Services. Any services not specifically identified in the Proposal are excluded unless added as Additional Services with additional compensation to Landscape Architect.

2.2 Acceptance of Agreement. Landscape Architect shall commence work upon Landscape Architect's receipt of the properly executed and signed Agreement. If the Agreement is not executed by Client within thirty (30) days of the date tendered, it shall become invalid unless: (1) Landscape Architect extends the time in writing; or (2) at the sole option of Landscape Architect, Landscape Architect accepts Client's oral authorization to proceed with the Services, in which event the terms of the oral authorization shall include all the terms of this Agreement. Landscape Architect's performance of the Services under the oral authorization shall be in reliance on the inclusion of all the terms of this Agreement.

ARTICLE 3: CHANGES

3.1 Changes. The Landscape Architect and Client may at any time, by written amendment, make changes within the general scope of the Agreement. If such changes cause an increase or decrease in the Landscape Architect's cost of, or time required for, performance of any Services under the Agreement, an equitable adjustment shall be made and documented in writing in an executed Amendment.

3.2 Regulatory Changes. In the event that there are modifications or additions to regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement and subsequent Proposals shall be reflected in an appropriate Proposal Amendment. Such changes may include, but are not limited to, changes in environmental regulations, local ordinances, or tariffs and regulations governing the export/import of materials for the Project ("Applicable Laws"), or the interpretation of those Applicable Laws.

ARTICLE 4: THE TERM

4.1 Term. Landscape Architect shall be retained by Client as of the date Client executes the Agreement until the Services have been fully performed or until the Landscape Architect's Services are terminated under provisions of the Agreement. Landscape Architect will pursue completion of Services in accordance with the timely completion specified in the Proposal and any adjustments or amendments thereto. Landscape Architect shall not be liable or responsible for any delays caused by circumstances beyond Landscape Architect's control.

ARTICLE 5: DUTIES

5.1 Access. Client will provide Landscape Architect with access to the Project property or to any other site as required by Landscape Architect for performance of the Services.

5.2 Client-furnished Data. Client shall provide all criteria and full information as to Client's requirements for the Project, designate a person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Landscape Architect's submissions, and give prompt written notice to Landscape Architect whenever Client observes or otherwise becomes aware of any defect in the work. Client shall also do the following and pay all costs incidental thereto: Furnish to Landscape Architect core borings, probing and subsurface exploration, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment and similar data; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; architectural or other engineering design documents; and any other information previously made available to the Client, which may be required by Landscape Architect all of which Landscape Architect may rely upon in performing its Services. Client shall provide such legal, accounting, independent cost estimating, and insurance counseling services as may be required for the Project, any auditing service required in respect of contractor(s)' applications for payment and any inspection services to determine if contractor(s) are performing the work in accordance with Landscape Architect's design.

5.3 Other Information. Landscape Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Client and the Client's consultants.

5.4 Ownership of Documents. All designs, drawings, specifications, documents, and other work products of the Landscape Architect (collectively, the "Documents"), whether in hard copy or electronic form, are instruments of service for the Services and are owned by the Landscape Architect regardless of whether or not Services are completed. Reuse, change, or alteration of the Documents by the Client or by others acting through or on behalf of the Client is not permitted without the written consent of Landscape Architect. The Landscape Architect grants to Client a nonexclusive license to reproduce the Documents solely for the purpose of constructing and maintaining the Project. Except for a rightful termination of this Agreement by Client under Section 7.2, any termination of the Agreement prior to final completion of construction of the Project shall terminate this license. Upon such termination, and unless otherwise agreed by Landscape Architect in writing, the Client (and any third party who received copies of the Documents from Client) shall not make further reproductions of the Documents and shall return to the Landscape Architect within seven days of termination all originals and reproductions in the Client's possession, custody and control, and shall permanently delete any electronic copies thereof from any and all sources. ANY UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION BY THE CLIENT OR THIRD PARTIES IS AT THEIR OWN RISK AND CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY THE LANDSCAPE ARCHITECT, ITS OFFICERS, OWNERS, PARTNERS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND COSTS (INCLUDING FEES OF ATTORNEYS SELECTED IN LANDSCAPE ARCHITECT'S SOLE DISCRETION), INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR LANDSCAPE ARCHITECT'S ALLEGED NEGLIGENCE, ARISING OUT OF OR RELATED TO SUCH AUTHORIZED OR UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION.

5.5 Reporting Obligations. Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Landscape Architect from providing any notices or reports that it may be required by law to give to governmental entities.

5.6 Laboratory Services. In performing Services, Landscape Architect may request that Client provide independent testing laboratory services. Landscape Architect will rely on the accuracy of the testing laboratory services. Landscape Architect will not, and Client shall not rely upon Landscape Architect to, check the quality or accuracy of the testing laboratory's services.

5.7 Licensing Fee. If the Client terminates this Agreement for its convenience under Section 7.1 and the Client desires to use Landscape Architect's Documents for purposes of completing the Project, the Client shall pay the Landscape Architect a licensing fee in the amount of **\$50,000**. If the licensing fee in this Section 5.7 is not paid, the Landscape Architect's license to the Client to use the Documents is revoked. IN THE EVENT THE CLIENT USES THE DOCUMENTS WITHOUT RETAINING THE LANDSCAPE ARCHITECT, THE CLIENT RELEASES, INDEMNIFIES, HOLDS HARMLESS, AND AGREES TO DEFEND THE LANDSCAPE ARCHITECT AND ITS CONSULTANT(S) FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, AND EXPENSES ARISING FROM SUCH USES, REGARDLESS OF WHETHER BASED OR ARISING IN WHOLE OR IN PART UPON THE ALLEGED NEGLIGENCE OF THE LANDSCAPE ARCHITECT AND/OR ITS CONSULTANT(S).

5.8 Site Visit. All conclusions, opinions and recommendations relating to site issues will be based upon observed site conditions at the Project as they existed at the time of Landscape Architect's site visit, if any, or upon the information provided to Landscape Architect by Client.

5.9 Opinions of Cost. Should Landscape Architect provide any opinions of cost, it is understood that those opinions are based on the experience and judgment of Landscape Architect and are merely opinions. Landscape Architect does not warrant that actual costs will not vary from those opinions because, among other things, Landscape Architect has no control over market conditions, including but not limited to the cost of labor, materials, or equipment.

5.10 Construction Observation. The Landscape Architect will periodically visit the Project during construction on the number of occasions indicated in the Proposal, or as Landscape Architect determines in Landscape Architect's sole opinion, to become generally familiar with the progress and quality of the contractors' landscape scope of work and to determine if the work is proceeding, in general, accordance with the Documents. The Client has not retained the Landscape Architect to make detailed inspections or to provide exhaustive or continuous Project review and observation services. The Landscape Architect does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project. Client acknowledges that Landscape Architect is not responsible for any failure of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project to construct the Project or manufacture materials in accordance with the Documents or any applicable legal requirements. Landscape Architect shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors.

5.11 Permits. Client is responsible for obtaining and complying with all required permits (other than those submitted by Landscape Architect as defined by the scope of this contract) or other approvals of, and for giving any required notices to, all governmental and quasigovernmental authorities having jurisdiction over the Services or the Project. Before Landscape Architect performs the Services, Client will provide Landscape Architect evidence satisfactory to Landscape Architect that all required permits or other approvals have been obtained and that all required notices have been given. Client will provide to Landscape Architect copies of any such permits or any such notices, together with any other relevant information that will alert Landscape Architect to the requirements of such permits, approvals, or notifications.

ARTICLE 6: COMPENSATION OF SERVICES

6.1 Compensation of Services. Landscape Architect's compensation for Services shall be set forth in the Proposal(s).

6.2 Compensation. Client agrees to pay Landscape Architect for Services in accordance with the Agreement. Unless otherwise provided in the Agreement, expenses directly related to these Services, including reproduction, travel, long-distance telephone bill, express mail, special deliveries and subconsultant expenses shall include a ten percent (10%) markup on cost.

6.3 Payments. Landscape Architect will invoice Client monthly in accordance with the terms and conditions of the Proposal (and Amendments) for Services and reimbursable expenses. Client agrees to promptly pay Landscape Architect the full amount of each such invoice within thirty (30) days of receipt. In no event shall Landscape Architect's failure to bill monthly constitute default under the terms and conditions of this Agreement.

6.4 Right to Stop Performance. If Client does not pay any amount due to Landscape Architect within thirty (30) days after the invoice date, Landscape Architect may, upon three (3) additional days verbal or written notice to Client, stop performance of the Services until complete payment of the invoiced amount has been received.

6.5 Attorney's Fees. In the event Landscape Architect's invoices for Services are given to any attorney for collection, or if suit is brought for collection, or if they are collected through probate, bankruptcy, or other judicial proceeding, then Client shall pay Landscape Architect all costs of collection, including, but limited to, the maximum attorney's fees allowed by law and court costs, in addition to other amounts due.

ARTICLE 7: TERMINATION OF SERVICES

7.1 Termination for Convenience. This Agreement may be terminated, either by Client or by Landscape Architect, for convenience and without cause, at any time prior to completion of Landscape Architect's Services, upon thirty (30) days written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, the Landscape Architect shall discontinue work under this Agreement. Such termination shall release Landscape Architect from any further obligation to provide Services to Client on this Agreement, but all obligations of Client shall continue. In the event Client terminates the Agreement based on Client's reasonable opinion the Landscape Architect has failed or refused to prosecute the work efficiently, promptly or with diligence, the Landscape Architect shall have at least ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement or Proposals). Client waives any and all claims it has against Landscape Architect arising out of termination of this Agreement by Landscape Architect. Client waives any and all claims, causes of action, or damages that it has or may have against Landscape Architect for failure to perform further Services under this or any other Agreement with Client.

7.2 Termination for Cause. Either party may terminate this Agreement upon not less than seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

7.3 Compensation in Event of Termination. Upon termination by either Client or Landscape Architect, Client shall pay Landscape Architect with respect to all contracted Services rendered and expenses incurred before termination, including any termination settlement costs the Landscape Architect reasonably incurs relating to commitments which had become firm before the termination.

ARTICLE 8: RELATIONSHIP OF PARTIES

8.1 Independent Contractor. It is understood that the relationship of Landscape Architect to Client shall be that of an independent contractor. Neither Landscape Architect nor employees of Landscape Architect shall be deemed to be employees of Client.

ARTICLE 9: LIMITATIONS OF LIABILITY

9.1 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY OF LANDSCAPE ARCHITECT, ITS EMPLOYEES, OFFICERS, SUBCONSULTANTS, TO CLIENT OR ANY PARTY CLAIMING BY, THROUGH OR UNDER CLIENT, FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER FROM ANY CAUSE OR CAUSES, INCLUDING, BUT NOT LIMITED TO, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR ERRORS OR OMISSIONS SHALL NOT EXCEED THE TOTAL FEE PAID TO THE LANDSCAPE ARCHITECT. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY PUNITIVE, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES INCURRED DUE TO THE FAULT OF THE OTHER PARTY, REGARDLESS OF THE NATURE OF THIS FAULT OR WHETHER IT WAS COMMITTED BY THE CLIENT OR BY LANDSCAPE ARCHITECT, THEIR EMPLOYEES, AGENTS, OR SUBCONSULTANTS. CONSEQUENTIAL DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF PROFIT, SUBSTITUTE HOUSING, DELAYED OCCUPANCY, AND LOST BUSINESS OPPORTUNITIES.

9.2 No Certification. Landscape Architect shall not be required to sign any documents, no matter by whom requested, that would result in Landscape Architect having to certify, guarantee, or warrant the existence of conditions whose existence Landscape Architect cannot ascertain. The Client also agrees not to make resolution of any dispute with Landscape Architect nor payments of any amount due to Landscape Architect in any way contingent upon Landscape Architect's signing any such certification.

9.3 Asbestos or Hazardous Materials. It is acknowledged by both parties that Landscape Architect's scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event Landscape Architect or any other party encounters asbestos or hazardous or toxic materials at the Project, or should it become known in any way that such materials may be present at the Project or any adjacent areas that may affect the performance of Landscape Architect's Services, Landscape Architect may, at its sole option and without liability for consequential or other damages, suspend performance of Services on the Project until the Client retains appropriate specialist consultants or contractors to identify, abate, and/or remove the asbestos or hazardous or toxic materials and warrant that the Project is in full compliance with applicable laws and regulations. If Landscape Architect suspends its performance due to the presence of such materials, Landscape Architect shall be entitled to an extension of the schedule proportionate to the time Landscape Architect's Services were suspended.

9.4 Delays. Landscape Architect is not responsible for delays caused by factors beyond Landscape Architect's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of Landscape Architect's Services or work product promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays occur, the Client agrees Landscape Architect is not responsible for damages caused by such delay. In addition, Landscape Architect shall not be deemed to be in default of this Agreement but shall be entitled to an extension of time equal to the delay. In the event such delay exceeds thirty (30) days, Landscape Architect shall be entitled to an equitable adjustment in compensation. Any schedules or durations included in the Agreement for Landscape Architect's Services is an estimated schedule or duration only; Client acknowledges that Landscape

Architect's schedule or duration will depend on required coordination, permitting, Client's availability for meetings and issuance of approvals, and other conditions created by the site or third parties not under the control of Landscape Architect.

9.5 Project Enhancement. If, due to Landscape Architect's error or omission, a required item or component of the Project is omitted from Landscape Architect's Documents, Landscape Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project and paid by the Client had the item or component been included in Landscape Architect's Documents. In no event will Landscape Architect be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

ARTICLE 10: CONDO EXCLUSION

10.1 No Condominiums. Unless specifically included and acknowledged in the Agreement, Landscape Architect has assumed the Project will not involve residential condominiums, which are defined as multi-family or mixed-use residential property comprising all or part of the Project, the units of which will be individually owned or occupied by unit owners or tenants and the owners will share in joint ownership of any common elements.

10.2 Condominium Conversion. It is an essential and material term of the Agreement that the Project does not involve condominiums. If the Project is converted to condominiums, (i) Client agrees to release, indemnify, defend, and hold harmless Landscape Architect from and against any claims by a condominium association or individual unit owners related to the Services provided by Landscape Architect under this Agreement, and (ii) the Condominium Project Special Requirements, attached hereto as Attachment 1, shall apply.

ARTICLE 11: MISCELLANEOUS

11.1 Entire Agreement. The Agreement contains the entire agreement between Landscape Architect and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by written document executed by both parties. ANY FUTURE AGREEMENTS BETWEEN THE PARTIES IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

11.2 Modifications. No one has authority to make variations in, or additions to, the terms of this Agreement on behalf of Landscape Architect other than one of its officers, and then only in writing signed by such officer.

11.3 Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including the choice of law.

11.4 Venue. Landscape Architect and Client agree that the Services will be performed or partially performed in Harris County, Texas, and the venue of any action under the Agreement shall be exclusively in Harris County, Texas. Client and Landscape Architect hereby waive any objection to jurisdiction or venue in Harris County.

11.5 Severability. If any provision of the Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a party hereof and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid, or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

11.6 Construction of Agreements. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits. In the event of a conflict or ambiguity between the documents comprising this Agreement, the more specific provision shall control.

11.7 Successor and Assigns: No Third-Party Beneficiaries. Client, for itself and partners, if any, and Landscape Architect, for itself, each bind itself and its successors, executors, administrators and assigns to the other party to this Agreement and to partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Neither Client nor Landscape Architect shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than Client and Landscape Architect. Client and Landscape Architect agree that there are no third-party beneficiaries to this Agreement. Client's representative signing below warrants that he or she has full authority to bind Client to this Agreement. Client further warrants it is the "owner" or "reputed owner" of the Project (as those terms are defined in Chapter 53 of the Texas Property Code) and that Client has an ownership interest in the real property that is part of the Project. Client's representative signing below agrees to indemnify, save, and hold Landscape Architect harmless for any and all claims, causes of action, and damages that may arise against Landscape Architect if the representations contained in this Paragraph are not correct. Nothing in the Agreement restricts Landscape Architect's ability to hire subconsultants or others in connection with the Services. Notwithstanding anything to the contrary in this Agreement, Landscape Architect shall have no obligation to hire any subconsultants unless the Services of subconsultants are specifically included in the Proposal. The Services and any reports or other documents prepared under this Agreement are for the sole benefit and sole use of Client and are not for the use of any other person. Only Client may rely upon the Agreement and the Services unless the Landscape Architect gives Client or some other entity prior and specific written approval.

11.8 Dispute Resolution. Any claim, dispute or other matter in question arising out of or related to the Agreement or the Services provided thereunder shall be subject to mediation, and, if necessary, arbitration. Prior to arbitration, the parties shall endeavor to resolve all disputes by mediation.

11.9 Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Landscape Architect's Services, the Landscape Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings. Each party agrees to include a similar mediation provision in all agreements with independent contractors and

consultants retained for the Project and to require all independent contractors and consultants also to include similar mediation provisions in all agreements with their respective subcontractors, suppliers, and subconsultants, thereby providing for mediation as the initial method for dispute resolution between the parties to all those agreements. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Harris County, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

11.10 Arbitration. Claims, disputes, and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

11.11 No Warranty. Landscape Architect makes no warranty, either expressed or implied, as to Landscape Architect's findings, recommendations, plans, designs, or professional advice. Any warranties or guarantees contained in any purchase orders, contracts, certifications, requisitions, or notices to proceed issued by the Client are specifically objected to and excluded. Client recognizes that neither Landscape Architect nor any of Landscape Architect's subconsultants owes any fiduciary responsibility or duty to Client. CLIENT HEREBY WAIVES ANY AND ALL WARRANTIES IMPLIED BY LAW.

11.12 Corporate Liability. Client understands and agrees that Landscape Architect is a business entity that has contracted to perform Services, and any Services provided by Landscape Architect's employees, agents or officers are not provided in their individual capacity. Client will not make any claim or demand against any of Landscape Architect's employees, agents, or officers in their individual capacity.

11.13 Survival of Provisions. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services, or (b) any continuing obligation, liability, or responsibility of Landscape Architect and of Client which would otherwise survive termination of the Services.

11.14 Texas Board of Architectural Examiners. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in Texas.

Texas Board of Architectural Examiners
P.O. Box 12337
Austin, Texas 78711-2337
Ph # 512-305-9000

11.15 Attorneys' Fees. In any litigation or arbitration between the Client and Landscape Architect related to the Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred in the litigation or arbitration. For purposes of this provision, the "prevailing party" shall be the party who obtains a finding from the court or arbitrator at the time final judgment is entered that the opposing party materially breached the Agreement. If both parties obtain such a finding, then neither shall be deemed a prevailing party for purposes of this provision, regardless of whether one party is required to pay an amount to satisfy a judgment to the other.

We appreciate your consideration of our firm, and we look forward to working with you. If this proposal meets your approval, please sign, and return one (1) copy to our office at your earliest convenience.

Yours truly,

Keiji Asakura, Principal
Asakura Robinson Company, LLC
Date: 2/11/2026

HDR Inc
Date:

TO: City Council

FROM: Development Staff

DATE: February 23, 2026

SUBJECT: Discussion and possible action regarding an ordinance (ORD 2026.02) revising the Temporary Certificate of Occupancy provisions of Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas.

Agenda Item: 5

Summary:

Consider amending Division 6 of Article II of Chapter 74 of the Piney Point Village Code of Ordinances regarding Temporary Certificates of Occupancy (TCOs), based on the Planning & Zoning Commission's public hearing and recommendation.

Staff assessed the Temporary Certificate of Occupancy ordinance's effectiveness and collaborated with the Planning & Zoning Commission on amendments for better compliance and clarity. The Commission reviewed the changes, held a public hearing, and forwarded its recommendations to City Council.

Recommended Framework

The Planning & Zoning Commission suggests balancing timely project completion with avoiding negative impacts on unrelated homeowners or projects. The recommended ordinance allows for a Temporary Certificate of Occupancy once all interior inspections are complete and the structure is safe to occupy, with the following changes.

Key elements of the recommended framework include:

1. **Increased Fiscal Security and Application Fee** - The cash deposit for a Temporary Certificate of Occupancy will rise to \$30,000, and a new non-refundable application fee of \$5,000 will be introduced.
2. **Clarification of the TCO Completion Timeline** - The ordinance would clarify that the TCO completion period is paused during active City reviews, ensuring applicants aren't penalized for delays beyond their control.
3. **Extended Temporary Occupancy Option** - If a project lacks a final Certificate of Occupancy by the end of the initial TCO period, an additional \$30,000 cash deposit and a \$5,000 fee can extend temporary occupancy, ensuring compliance and a clear path forward.

Key element not included from the original draft:

4. **Builder Activity Restriction** - The City considered prohibiting a builder from starting construction on a new property until the prior TCO was finalized, but the Planning & Zoning Commission opposed this due to concerns about unfairly affecting unrelated homeowners.

All other core elements of the existing TCO ordinance, including eligibility standards, certification requirements, liquidated damages provisions, and extension criteria, remain in effect unless otherwise expressly amended.

Fiscal Impact

The proposed application fee is intended to offset administrative and enforcement costs associated with managing Temporary Certificates of Occupancy. Increased deposits and extended occupancy provisions are designed to promote compliance rather than generate revenue. No adverse fiscal impact to the City is anticipated.

Recommended Motion:

“I move to adopt an ordinance amending Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, relating to Temporary Certificates of Occupancy, as presented.”

REVISED ORDINANCE

Sec. 74-176. Certificates of occupancy or completion, temporary certificates of occupancy, and related fiscal security.

Before occupancy, use, or change of use, a certificate of occupancy shall be required upon substantial completion for any of the following:

- 1) Occupancy and use of a building erected or structurally altered.
- 2) Change in use of an existing building to a use of a different classification.
- 3) Occupancy and use of vacant land.
- 4) Change in the use of land to a use of a different classification.
- 5) Any change in the use of a conforming use.
- 6) A person may file an application with the building official for the installation of gas meters before the issuance of a certificate of occupancy, provided that:
 - a. The proposed use or temporary occupancy, if applicable, is not hazardous to life, health, or public safety; and
 - b. The applicant posts fiscal security with the building official equal to the estimated cost to perform the installation of the gas meter, but in no event shall exceed \$2,000.00. A qualified professional must provide the city building official with an estimate of the cost, and the building official's approval of the estimate is required. The applicant must post the fiscal security as a cash deposit.
- 7) A temporary certificate of occupancy may be obtained if the structure has been completed and the issuance of the final certificate of occupancy is solely dependent upon the successful completion of all exterior improvements, exterior inspections, and the building final, provided that:
 - a. A preliminary final walk-through has been completed and successful passage of such walk-through has been confirmed by two (2) of the following city officials: the building official, the city administrator, or the mayor; and
 - b. Occupancy of the building is not hazardous to life, health, or public safety; and
 - c. The structure has successfully passed all interior inspections, including completion of the interior final; and
 - d. The applicant posts fiscal security with the building official in the amount of ~~\$25,000.00~~ **\$30,000.00**, which shall be posted as a cash deposit; and
 - e. **In addition to the fiscal security required herein, the applicant shall pay a non-refundable temporary certificate of occupancy processing fee in the amount of \$5,000.00; and**
 - f. The property owner and builder affirm, in writing, that the property will be able to receive a certificate of occupancy within 45 days of the issuance of the temporary certificate of occupancy. The property owner and builder further agree that for each day beyond the forty-five (45) day period, the property owner shall pay \$2,000.00 per day from the fiscal security as liquidated damages for failure to comply with the requirements of this section; provided, however, the property owner and builder may appeal the amount of liquidated damages assessed. **The assessment or collection of liquidated damages under this section shall not constitute the City's**

exclusive remedy and shall not preclude the City from pursuing any other remedy available at law or in equity, including but not limited to enforcement proceedings, municipal court action, injunctive relief, or the filing of any lien authorized by law; and

- g. The applicant may request a maximum of two (2) 30-day extensions if the applicant can establish that extraordinary circumstances exist that will reasonably prevent the property from being ready to receive a certificate of occupancy within the initial 45-day temporary certificate of occupancy period or within any subsequently approved 30-day extension period, if applicable. For purposes of this section, extraordinary circumstances shall be limited to acts of God or other unforeseeable events that prevent the owner or builder from completing necessary work to receive a certificate of occupancy. Financial hardship does not qualify as an extraordinary circumstance. Requests for an extension must be in writing and on a form approved by the city. The city administrator shall consider any such request and approve or deny the request. The city administrator's determination may be appealed to the city council, whose decision shall be final.
- h. A property owner and builder have the burden to establish that extraordinary events have occurred that prevented timely compliance with the 45-day temporary certificate of occupancy period or any approved extension thereof. City council has absolute discretion as it relates to any relief granted under this subsection. A determination made by the city council on any such appeal shall be final.
- i. Extended temporary occupancy option following exhaustion of extensions - If a property has not received a final certificate of occupancy after expiration of the initial forty-five (45) day temporary certificate of occupancy period and any extensions granted pursuant to subsection (7)(g), the property owner may request authorization to continue temporary occupancy for one (1) additional period not to exceed thirty (30) days, provided that all of the following conditions are satisfied:

 - (1) The property owner has timely complied with the requirements of the initial temporary certificate of occupancy period and any approved extensions and is actively pursuing issuance of a final certificate of occupancy; and
 - (2) The property owner posts additional fiscal security in the amount of \$30,000.00, which shall be a cash deposit, separate and apart from any fiscal security previously posted under this section; and
 - (3) The property owner pays an additional non-refundable temporary certificate of occupancy processing fee in the amount of \$5,000.00; and
 - (4) The building official determines that continued temporary occupancy of the structure is not hazardous to life, health, or public safety; and
 - (5) The property owner and builder reaffirm, in writing, their obligation to obtain a final certificate of occupancy within the extended temporary occupancy period.
 - (6) All liquidated damages provided for in subsection (7)(f) shall continue to accrue and be assessed during the extended temporary occupancy

period. Authorization of an extended temporary occupancy under this subsection shall not constitute a waiver of any code requirement, enforcement authority, or compliance deadline, and shall not be construed as a guarantee that any further extension, renewal, or relief will be granted. No more than one (1) extended temporary occupancy period shall be permitted.

- j. Notwithstanding any contrary provisions, the 45-day temporary certificate of occupancy period and any approved extensions will be suspended during periods when the applicant is awaiting an inspection, review, approval, or other action by the City, provided that the applicant has timely requested such actions and is not in default of any Code requirements. The suspension will commence upon submission of a complete, compliant request and will end upon the City's return of inspection or review results.
- 8) The city shall return any remaining fiscal security to the applicant upon determination by the building official that the applicant has obtained a certificate of occupancy; provided, however, if the building official determines that the applicant has breached the obligations secured by the fiscal security, such fiscal security shall be paid to the city as liquidated damages.

History

(Ord. No. 647, § 7.6, 6-25-84; Ord. No. 945, 7-24-06; Ord. No. 2017.09.25B, § 1, 9-25-17; Ord. No. 2021.03.08, § 1, 3-8-21; Ord. No. 2026., § 1, --26

ORDINANCE NO. 2026.02

AN ORDINANCE REVISING THE TEMPORARY CERTIFICATE OF OCCUPANCY PROVISIONS OF DIVISION 6 OF ARTICLE II OF CHAPTER 74 OF THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Piney Point Village, Texas (the “City”), is authorized under state law to regulate building construction and occupancy to protect the public health, safety, and welfare; and

WHEREAS, Division 6 of Article II of Chapter 74 of the City’s Code of Ordinances governs Certificates of Occupancy and Temporary Certificates of Occupancy; and

WHEREAS, the City Council has determined that the existing Temporary Certificate of Occupancy provisions should be revised to strengthen compliance, improve administrative clarity, and ensure timely completion of construction following occupancy; and

WHEREAS, City staff evaluated the administration and enforcement of the current Temporary Certificate of Occupancy framework and identified the need for clearer standards, stronger financial security, and improved accountability; and

WHEREAS, the proposed ordinance revisions were referred to the Planning & Zoning Commission for review and recommendation in accordance with applicable law; and

WHEREAS, the Planning & Zoning Commission reviewed the proposed revisions and recommended amendments designed to promote compliance while avoiding unintended impacts on unrelated property owners; and

WHEREAS, the City Council conducted a duly noticed public hearing and provided an opportunity for public comment regarding the proposed ordinance revisions; and

WHEREAS, the City Council further finds that the amendments adopted herein provide clear standards for applicants and staff, support consistent enforcement, and reduce ambiguity in the administration of Temporary Certificates of Occupancy; and

WHEREAS, the City Council determines that the provisions of this ordinance are necessary to promote orderly development, protect neighborhood conditions, and preserve the integrity of the City’s building and zoning regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

Section 1. Amendment. Division 6 of Article II of Chapter 74 of the Code of Ordinances of the City of Piney Point Village, Texas, is hereby amended as set forth in Exhibit “A,” attached hereto and incorporated herein for all purposes.

Section 2. Findings. The City Council hereby adopts and affirms the findings and recitals set forth above and finds that the amendments adopted by this ordinance are reasonable, necessary, and in furtherance of the public health, safety, and welfare.

Section 3. Severability. If any provision of this ordinance or its application to any person or

circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict only.

Section 5. Codification. The City Secretary is authorized to codify this ordinance and make non-substantive formatting, numbering, and cross-reference changes necessary to reflect the intent of this ordinance.

Section 6. Effective Date. This ordinance shall take effect immediately upon adoption and publication, as required by law.

PASSED AND APPROVED by the City Council of the City of Piney Point Village, Texas, on this the ___ day of _____, 2026.

APPROVED:

Aliza Dutt
Mayor, City of Piney Point Village

ATTEST:

City Secretary
Robert Pennington

APPROVED AS TO FORM:

City Attorney
David Olson

TO: City Council

FROM: R. Pennington

DATE: February 23, 2026

SUBJECT: Consideration and possible action to approve a resolution (RES 2026.02-A) to waive and release an aged municipal lien for 11322 Coloma Lane.

Agenda Item: 6

Summary:

The City has received a request to release municipal paving liens recorded in 1968 against the property located at 11322 Coloma Lane. The liens stem from paving and drainage improvements authorized in 1968 for the Tynewood subdivision under Ordinance No. 333.

Council minutes from 1968 reflect an estimated total project cost of approximately \$211,000–\$220,000, with a \$35,000 City contribution and the remaining cost to be assessed against abutting properties. While the ordinance and recorded notice establish authority to assess, staff have not located the final assessment roll, lot-specific allocation amounts, installment schedules, or any payment ledger for this property.

If the final assessment roll had been recorded as an exhibit to the ordinance, it would have identified the exact amount assessed to 11322 Coloma. However, even if such documentation had been properly recorded, the age of the lien, now more than five decades old, would still raise significant questions regarding enforceability and collectability.

In the absence of identifiable records and given the age of the lien, staff cannot determine an enforceable balance. Release will remove an inactive encumbrance on the property. This action is case-specific and does not establish precedent.

Recommendation:

Staff recommends that City Council approve the resolution to authorize the waiver and release of the municipal lien(s) associated with 11322 Coloma Lane and authorize the City Administrator to execute the necessary Release of Lien documents. Suggested Council motion language:

"I move to approve the resolution waiving the aged municipal lien for 11322 Coloma Lane and authorize the City Administrator to finalize the release."

RESOLUTION NO. 2026.02-A

A RESOLUTION AUTHORIZING THE RELEASE OF CERTAIN MUNICIPAL PAVING LIENS ASSOCIATED WITH THE PROPERTY LOCATED AT 11322 COLOMA LANE.

WHEREAS, the City of Piney Point Village has received a request to release certain municipal paving liens associated with the property located at 11322 Coloma Lane, Harris County, Texas; and

WHEREAS, the paving liens were recorded in 1968 in the Official Public Records of Harris County, Texas; and

WHEREAS, given the age of the liens and the absence of supporting documentation necessary to establish enforceability, the City cannot reasonably confirm that the liens remain legally collectible; and

WHEREAS, continued retention of unenforceable or inactive liens creates an unnecessary encumbrance on the property and may result in avoidable delays in private real estate transactions; and

WHEREAS, this action is based solely on the specific facts and circumstances of this case and does not establish precedent for the release of any other municipal liens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

1. The City Council hereby authorizes the waiver and release of the municipal paving liens associated with the property located at 11322 Coloma Lane; and
2. The City Administrator is authorized to execute, acknowledge, and record all documents necessary to effectuate the release of said liens; and
3. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Piney Point Village, Texas, on this the ___ day of _____, 2026.

APPROVED:

ATTEST:

Aliza Dutt
Mayor, City of Piney Point Village

City Secretary
Robert Pennington

FULL RELEASE OF LIEN

Date: _____, 2026

Lien:

Date: AUGUST 27, 1968

Original Amount: AS STATED THEREIN

Payee: THE CITY OF PINEY POINT VILLAGE

Holder of Note and Lien: THE CITY OF PINEY POINT VILLAGE

Holder's Mailing Address (including county):

THE CITY OF PINEY POINT VILLAGE
7660 Woodway Dr. Ste 460
Houston, Texas 77063
Harris County

Lien is Described in the Following Documents, Recorded in:

Paving Lien Notice filed under County Clerk's File No. C767592, (Film Code No. 096-36-1018); corrected in instrument filed under County Clerk's File No. C820511; said instruments being recorded in the Official Public Records of Real Property of Harris County, Texas.

Property (including any improvements) Subject to Lien:

LOT TWENTY-SIX (26) IN BLOCK TWO (2) OF TYNEWOOD, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Holder of the Note and Lien acknowledges its payment in full and releases the Property from the Lien and from all liens held by Holder of the Note and Lien without regard to how they were created or evidenced.

Holder of the Note and Lien expressly releases all present and future rights to establish or enforce the Lien as security for the payment of any future or other advances.

When the context requires, singular nouns and pronouns include the plural.

THE CITY OF PINEY POINT VILLAGE

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on _____, 2026,
by _____ of the _____
Department of the THE CITY OF PINEY POINT VILLAGE, in said capacity.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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FULL RELEASE OF LIEN

Date: _____, 2026

Lien:

Date: OCTOBER 2, 1968

Original Amount: AS STATED THEREIN

Payee: THE CITY OF PINEY POINT VILLAGE

Holder of Note and Lien: THE CITY OF PINEY POINT VILLAGE

Holder's Mailing Address (including county):

THE CITY OF PINEY POINT VILLAGE
7660 Woodway Dr. Ste 460
Houston, Texas 77063
Harris County

Lien is Described in the Following Documents, Recorded in:

Paving Lien Notice filed under County Clerk's File No. C787360, (Film Code No. 097-39-0712); said instrument being recorded in the Official Public Records of Real Property of Harris County, Texas.

Property (including any improvements) Subject to Lien:

LOT TWENTY-SIX (26) IN BLOCK TWO (2) OF TYNEWOOD, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 51 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Holder of the Note and Lien acknowledges its payment in full and releases the Property from the Lien and from all liens held by Holder of the Note and Lien without regard to how they were created or evidenced.

Holder of the Note and Lien expressly releases all present and future rights to establish or enforce the Lien as security for the payment of any future or other advances.

When the context requires, singular nouns and pronouns include the plural.

THE CITY OF PINEY POINT VILLAGE

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF _____

This instrument was acknowledged before me on _____, 2026,
by _____ of the _____
Department of the THE CITY OF PINEY POINT VILLAGE, in said capacity.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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MORTGAGE RECORDS

INITIATING

VOL 6520 PAGE 208

ORDINANCE NO. 338

097-39-0712

AN ORDINANCE DETERMINING THE NECESSITY FOR AND ORDERING THAT CERTAIN STREETS, HEREAFTER SPECIFIED, IN TYNEWOOD SUBDIVISION IN THE CITY OF PINEY POINT VILLAGE, TEXAS, SHALL BE IMPROVED; ADOPTING AND APPROVING PLANS AND SPECIFICATIONS FOR SUCH IMPROVEMENT; DIRECTING THE CITY ENGINEER TO PREPARE AN ESTIMATE OF THE COST OF SUCH IMPROVEMENTS, AND A WRITTEN STATEMENT OF THE NAMES OF THE OWNERS OF THE PROPERTY ABUTTING ON SAID PORTIONS OF SAID STREETS; PROVIDING THAT A PART OF THE COST THEREOF SHALL BE PAID BY THE CITY AND A PART OF THE COST THEREOF SHALL BE PAID BY AND ASSESSED AGAINST THE ABUTTING PROPERTY AND THE OWNERS THEREOF, AND FOR INCIDENTAL MATTERS; DECLARING THAT THIS ORDINANCE AND ALL FURTHER PROCEEDINGS RELATED TO SUCH IMPROVEMENT ARE BY VIRTUE OF ARTICLE 1105b; DIRECTING THE CITY SECRETARY TO FILE A CERTAIN NOTICE WITH THE COUNTY CLERK AND TO ADVERTISE FOR BIDS.

* * * * *

WHEREAS, the City Council of the CITY OF PINEY POINT VILLAGE, TEXAS has considered the advisability and necessity of the permanent improvement of the hereinafter stated portions of streets in said City, and plans and specifications for such improvements have been prepared and submitted to it; and, having examined and considered said plans and specifications, has decided to initiate the improvement of said portions of said streets; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

1. The City Council of the City of Piney Point Village, Texas hereby determines the necessity for and orders the permanent improvement of:

- TYNEBRIDGE LANE - from the south line of Green-bay Drive to the north line of Tynewood Drive.
- TYNEWOOD DRIVE - from the west line of Tynebridge Lane to the north (northwest) line of Memorial Drive.
- COLOMA LANE - from the east line of Piney Point Road to the west line of Tynebridge Lane.
- HERMOSA COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.
- MONTEBELLO COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.
- LACEWOOD LANE - from the east line of Tynebridge Lane easterly 770.15 feet to the east line of Tynewood Subdivision.
- TYNEBROOK LANE - from the north line of Lacewood Lane northerly to dead-end and around cul-de-sac.
- TYNEBROOK LANE - from the south line of Lacewood Lane southerly to dead-end and around cul-de-sac.
- TYNE COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.

All of said streets being in TYNEWOOD SUBDIVISION.

FILED FOR RECORD

9:00 A.M.

OCT 2 1968

[Signature]
County Clerk, Harris County, Texas

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097-39-0713

in the City of Piney Point Village, Harris County, Texas, by the construction thereupon, at the places and to the extent shown by the plans and specifications hereinafter referred to, of a concrete pavement 24 feet wide, without curbs and gutters, but with side drainage into inlets and storm sewers, having a 5" reinforced concrete slab, with 8" thickened edges, and appurtenances and incidentals to such improvements; said improvement to be of materials and to be constructed in the manner provided in the plans and specifications therefor, heretofore prepared and submitted to the City Council by the City Engineer, and hereinafter approved and adopted.

The City Council here and now approves and adopts the plans and specifications for such improvements heretofore prepared and submitted to it by the City Engineer, such plans and specifications having been filed with the City Engineer.

2. The City Engineer is here and now directed, as soon as he may conveniently do so, to prepare an estimate of the cost of such improvements, as provided by Article 1105b, hereinafter mentioned, and to prepare also a written statement which shall contain the names of the persons, firms, corporations, and estates owning property abutting upon said portions of the streets herein determined to be improved within the limits named, with the number of front feet owned by each, describing such property either by lot and block number or in any manner sufficient to identify it.

3. That all such improvements shall be done and performed in the manner and as provided by Acts 1927, 40th Legislature of the State of Texas, First Called Session, p. 429, Ch. 105, as amended, said Act being commonly known as Art. 1105b, Revised Civil Statutes of the State of Texas, 1925, and relating to street improvements and assessments therefor.

4. That the cost of said improvements shall be paid as follows:

(a) The City of Piney Point Village, Texas shall pay at least one tenth (1/10th) of the cost of such improvements, exclusive of cost of driveways and sidewalks in front of the property abutting upon said streets.

(b) The property abutting upon said streets within the limits hereinabove defined, and the real and true owners thereof shall pay the total cost of sidewalks and driveways in front of their respective properties; and shall pay all the remainder of said costs of said improvements after deducting the amount herein specified to be paid by the City of Piney Point Village, as set out in subparagraph (a) above; provided, however, that in no event shall such remaining costs of said improvements exceed nine-tenths (9/10ths) of the total cost of said improvements, exclusive of the cost of driveways and sidewalks; and said abutting property shall have assessed against it and the real and true owners thereof said costs for such improvements in the manner provided by the Acts of the 40th Legislature of the State of Texas, 1927, First Called Session, relating to street improvements and assessments thereof, and being Chapter 105 of the General and Special Laws of said Session, as amended, said Act being commonly known as Art. 1105b, Revised Civil Statutes of Texas, 1925, and such costs shall constitute a first and prior lien against said abutting property and a personal liability of the real and true owners thereof, and shall be payable as follows: In eight (8) equal installments, one installment to be due and payable in thirty (30) days after the completion of said improvements and the acceptance thereof by the City of Piney Point Village, and another installment in a like amount

097-39-0714

to be due and payable on the same date each year thereafter until the whole is paid, with interest on the unpaid balance from said date of acceptance, at the rate of 7.5 percent per annum, payable annually, but said property owners shall have the privilege of paying any one or more of said installments before their maturity by payment of principal and accrued interest thereon, and such certificates as may be issued to evidence such assessments shall provide that in the event of default in paying any installment thereupon when due, whether of principal or interest, the whole of such certificate may be matured and declared due, at the option of the holder thereof.

5. This ordinance is adopted pursuant to, and all of the further proceedings in connection with such improvements, the construction thereof, and the assessments therefor shall also be pursuant to, the powers given by and in accordance with the provisions of the Acts of the 40th Legislature of the State of Texas, 1927, First Called Session, relating to street improvements and assessments therefor, and being Chapter 106 of the General and Special Laws of said Session, as amended, said Act being commonly known as Art. 1105b, Revised Civil Statutes of Texas, 1925.

6. The City Secretary is hereby directed to file a Notice of the adoption of this ordinance with the County Clerk of Harris County, Texas, pursuant to the provisions of Art. 1220a of the Revised Civil Statutes, and is further directed to advertise for bids for such work and improvements, in accordance with the plans and specifications hereinabove adopted and approved.

PASSED and APPROVED, this 26th day of August, 1968.



Davis H. Bird
City Secretary

Ann W. Hood
Mayor, City of
Piney Point Village, Texas

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STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

OCT - 2 1968



Robert L. ...
COUNTY CLERK
HARRIS COUNTY, TEXAS

RETURN TO

*Piney Point Village
P.O. Box 19061*

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8/20/68

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MORTGAGE RECORDS

DEED RECORDS

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N O T I C E

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THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

096-36-1018

That the CITY OF PINEY POINT VILLAGE, TEXAS, acting by and through its duly elected and constituted governing body, by Ordinance duly enacted of even date herewith, determined the necessity for, and ordered the improvement of, the following named streets and/or avenues within the hereinafter defined limits within said City, t-wit:

- TYNEBRIDGE LANE - from the south line of Greenbay Drive to the north line of Tynewood Drive.
- TYNEWOOD DRIVE - from the west line of Tynebridge Lane to the north (northwest) line of Memorial Drive.
- COLOMA LANE - from the east line of Piney Point Road to the west line of Tynebridge Lane.
- HERMOSA COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.
- MONTABELLO COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.
- LACEWOOD LANE - from the east line of Tynebridge Lane easterly 770.15 feet to the east line of Tynewood Subdivision.
- TYNEBROOK LANE - from the north line of Lacewood Lane northerly to dead-end and around cul-de-sac.
- TYNEBROOK LANE - from the south line of Lacewood Lane southerly to dead-end and around cul-de-sac.
- TYNE COURT - from the east line of Tynebridge Lane easterly to dead-end and around cul-de-sac.

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099-37-1644

All of said streets being in TYNEWOOD SUBDIVISION,

by the construction thereon of a permanent concrete pavement 24 feet wide, without curbs and gutters, but with side drainage into inlets and storm sewers, having a 6" reinforced concrete slab, with 8" thickened edges, together with appurtenances and incidentals thereto, all as provided for in the plans and specifications therefor prepared by the City Engineer of said City, which plans and specifications have by said ordinance been duly approved and adopted by the governing body of said City, and which are on file in the office of the City Engineer.

That the ordinance above referred to expressly provides that a portion of the cost of said improvements shall be paid by and specially assessed against the properties abutting upon said streets and avenues within the limits above defined, and the real and true owners thereof; and further provides that such portion of the cost which shall be payable by and assessed against such abutting properties and the real and true owners thereof shall be payable in eight equal installments, one installment due in thirty days after the completion of such improvements and their acceptance by the City of Piney Point Village, and another installment in like amount to be due and payable on the same date each year thereafter until the whole is paid, together with interest on the unpaid balance from said date of acceptance at the rate of 7.5 per cent per annum, payable annually, provided, however, that said property owners shall have the privilege of paying any one or more of said installments before their maturity by payment of principal and accrued interest thereon; and said ordinance further providing that the amount to be paid by and assessed against each abutting property and its real and true owners shall be secured by a first and superior special

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DEED RECORDS
VOL 7317 PAGE 603

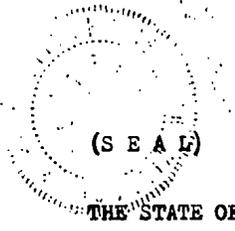
096-36-1019

assessment-~~lien~~ against said property and a personal claim of liability against the real and true owners thereof.

WHEREFORE, the City of Piney Point Village, Texas has caused this Notice to be executed by its City Secretary, and the Official Seal of said City to be hereunto affixed, on this 26 day of August, 1968.

CITY OF
PINEY POINT VILLAGE, TEXAS

Doris H. Bird
City Secretary



THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared DORIS H. BIRD, City Secretary of the City of Piney Point Village, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same as the act and deed of said City, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office, this 26th day of August, 1968.

James D. Mitchell
Notary Public in and for
Harris County, Texas
MY COMMISSION EXPIRES
JUNE 1969



This instrument has been recorded more than one time.
R. E. Turrentine, Jr.,
County Clerk, Harris County
R. E. Turrentine, Jr.

FILED
1968 AUG 27 PM 4 03
HARRIS COUNTY, TEXAS

FILED
R. E. Turrentine, Jr.
COUNTY CLERK
HARRIS COUNTY, TEXAS

1968 NOV 26 AM 10 26

11-26-68
Please file in
mortgage Records.
Paul Strong
By: Ann Stallone

099-37-1645

MINUTES
CITY OF PINEY POINT COUNCIL
Memorial Drive Elementary School
June 24, 1968 - 7:30 P.M.

PRESENT: Mayor Sam H. Hood, Aldermen Wommack, Potter and Sanford; Police commissioner - Ed. Fontaine, Director of permits - James C. Morehead Jr., city secretary - Doris Bird, City engineer - Wendell Beard, city attorney - Paul Strong.

INVOCATION: The Invocation was given by Alderman Scott Potter.

MINUTES: The minutes were approved as corrected.

DRAINAGE: Mr. Leigh Weld, 11305 Iris Lee Lane, came before the Council for advice on solving the drainage problem on Iris Lee Lane. Mayor Hood suggested to him that he should meet with his neighbors to establish the amount of financial assistance they were willing to furnish and then consult with the city engineer and Ross Bird for costs and specifications.

TYNEWOOD:

The Tynewood subdivision maintenance committee came before the Council requesting the city's aid in improving their streets and drainage. The committee chairman, Mr. Duane Clisbee, outlined the needs and intent of the subdivision and filed petitions signed by the residents with the secretary petitioning the city to initiate and carry through to conclusion assessment proceedings. After lengthy discussions Alderman Wommack made a motion that the city tentatively commit itself to a maximum contribution of \$35,000.00 toward the proposed paving and drainage project and that the city have preliminary plans and estimates drawn up on the project for submittal at the July Council meeting - the cost to be born by the city and the Tynewood subdivision equally in the event the project is rejected. Alderman Potter seconded the motion. The motion carried unanimously.

COMMISSIONERS REPORTS:

The police commissioner, Ed. Fontaine, introduced the new Chief of Police, Mr. Bailey Miller, to the Council. Mr. Miller gave a brief talk outlining present and future plans for the cooperative police force and expressed his appreciation to the four cities for their congenial cooperation.

After a discussion for the need immediately for mosquito control and extermination, Alderman Sanford made a motion that the City authorize Ross Bird to purchase a fogging machine for the City and to negotiate with the other neighboring cities on sharing the use and expense of this machine and service to be put into effect immediately. Alderman Potter seconded the motion. The motion carried unanimously.

Mr. James C. Morehead Jr. reported to the Council that the L. G. Gaines subdivision plat had been approved by the zoning commission. Mr. Morehead received approval to purchase a new 100 foot tape measure for use in his work for the City.

ORDINANCE #336

Alderman Wommack made a motion that ordinance #336 be adopted appointing Dan E. O'Connell as an assistant city attorney, ato act as an assistant prosecutor of the Corporation Court of the City of Piney Point. Alderman Potter seconded the motion. The motion carried unanimously.

ORDINANCE #337

Alderman Sanford made a motion that ordinance #337 be adopted authorizing the Mayor and city secretary to enter into a contract with Hunters Creek for the furnishing of law enforcement and police protection within the City of Piney Point. Alderman Potter seconded the motion. The motion carried unanimously.

DELINQUENT TAXES

The secretary presented a report on delinquent taxes and Paul Strong was directed to write a letter to each resident who is delinquent urging their cooperation in bringing their taxes up to date in order that further legal action not be necessary.

Doris U. Bird
Secretary

PASSED AND APPROVED this the 22 day of July 1968.

Don R. Ford
Mayor.



MINUTES

CITY OF PINEY POINT VILLAGE COUNCIL MEETING

Memorial Drive Elementary School

July 22, 1968

7:30 P.M.

PRESENT: Mayor Sam H. Hood, Aldermen Sanford, Potter, Arnoldy, Wommack, and Baker.
Fire commissioner - G. T. Frutiger, police commissioner - Ed. Fontaine, City engineer-
Wendell Beard, Director of permits - James C. Morehead Jr..

INVOCATION: The Invocation was given by Alderman Tom Baker.

MINUTES: The minutes were approved as amended.

COMMISSIONERS REPORTS:

Mr. G. T. Frutiger, fire commissioner, presented the fire department budget for 1968. The City of Piney Points' share of the proposed budget will be \$31,462.54. After studying the budget Alderman Sanford made a motion that the budget be approved as written. Alderman Baker seconded the motion. The motion carried unanimously.

Mr. Ed. Fontaine, police commissioner, reported on activities of the police department and asked for approval of the 1969 police department budget. Piney Points' share of the proposed budget is \$39,920.00. Alderman Baker made a motion that the police department budget be approved as presented. Alderman Potter seconded the motion. The motion carried unanimously.

Mr. Ross Bird informed the Council of the Countys new policy in no longer maintaining Blalock and Memorial Drive. It was the feeling of the Council that all possible influence should be used at the Commissioners Court for financial assistance in this area of the County since these streets are traffic arteries used by county residents as well as the Villages. The Council directed Ross Bird to proceed with the drainage improvements in Marchmont subdivision.

FLOOD CONTROL:

Alderman Womack moved that the Council endorse a resolution approving the new flood control bond issue and its intent. Alderman Baker seconded the motion.

Alderman Arnoldy voted NO

Alderman Sanford voted NO

Alderman Baker voted FOR

Alderman Potter voted FOR

Alderman Wommack voted FOR

The motion carried. Mayor Hood volunteered to call the Commissioner of this action.

TYNEWOOD:

A group of Tynewood residents came to the Council meeting to hear Wendell Beards report on costs and specifications for paving and drainage improvement in their subdivision. Mr. Beard quoted a maximum figure of \$220,000.00 for this work but felt \$211,000.00 would be realistic. Alderman Baker made a motion that the city engineer be authorized to proceed with plans and specifications on the paving and drainage improvements for Tynewood subdivision on a mutual payment program with the cost incidental to such

plans and specifications to be born equally by Piney Point Village and Tynewood subdivision. Alderman Sanford seconded the motion. The motion carried unanimously.

DELINQUENT TAXES:

Paul Strong made a report on delinquent tax collections. Alderman Potter made a motion that Attorney Strong be directed to proceed with necessary collection procedures for collecting the rest of the delinquent taxes. Alderman Wommack seconded the motion. The motion carried unanimously. Attorney Strong was also directed to secure the services of an abstractor in order that the tax rolls be brought up-to-date on certain properties now listed incorrectly.

A suggestion was made that the city attorney draw up an ordinance requiring a tax receipt before a building permit could be issued.

Archie H. Bird
Secretary

PASSED AND APPROVED this the 21 day of August 1968.

Tom W. Hood
Mayor.

COUNCIL MINUTES

CITY OF PINEY POINT VILLAGE COUNCIL MEETING

Memorial Drive Elementary School

August 26, 1968

7:30 P.M.

PRESENT:

Mayor Sam H. Hood, Aldermen Potter, Arnoldy, Baker, and Wommack;
Ed. Fontaine - police commissioner, G. T. Frutiger - fire commissioner,
Paul Strong - attorney, Wendell Beard - Engineer, Director of permits -
James C. Morehead Jr., secretary - Doris Bird.

INVOCATION: The Invocation was given by Alderman Potter.

MINUTES: The minutes were approved as written.

Gas Rates

Mr. R. P. McCants, Vice President of the United Gas Company, appeared before the Council explaining the new rate adjustment for gas services to private homes.

TYNEWOOD PAVING

City engineer Wendell Beard presented plans and specifications for the Tynewood paving and drainage program and answered questions concerning the project. Attorney Strong explained the assessment, benefits and stated that in the case of Tynewood subdivision the Council ^{might} be justified in departing from the front foot rule and ~~make~~ make such assessments as are just and equitable to the owners. Mr. Beard expressed the opinion that in this instance all lots are equally benefited on an investment increase basis. The secretary was directed to advertise for bids in the Spring Branch Reporter and the hearing be held September 23. *WSP*

ORDINANCE #338

Alderman Potter moved that ordinance #338 be adopted determining the necessity for and ordering that certain streets in Tynewood subdivision shall be improved. Alderman Baker seconded the motion. The motion carried unanimously.

COMMISSIONERS RERORTS

Wendell Beard reported that the Piney Point Shadows subdivision drainage has not been properly finished but that the City is holding a bond from the developer to insure completion. Alderman Baker made a motion that Paul Strong be authroized to write the owners of the subdivision furnishing a copy to their bonding company and demand compliance. Alderman Wommack seconded the motion. The motion carried unanimously.

Mr. Beard further reported that the "Saalsa" subdivision paving has been completed by Gaylord Construction Company and does not meet City specifications. Mr. Beard stated the City has the right to ask the contractor to replace it now

or let the situation continue during the maintenance period with an agreement that Gaylord will do the necessary repairs as needed. Mayor Hood directed Mr. Beard to give Gaylord Company their choice of procedure in correcting this situation.

James C. Morehead Jr., director of permits, read a letter to the Council from Mr. Lloyd Hale explaining that he had spent \$61.25 for permits for a house which was never built and asking for a refund of these fees. After a discussion Alderman Potter moved that ^{the} inspection portion of these fees be refunded to Mr. Hale. Alderman Arnoldy seconded the motion. The motion carried unanimously. DSH

G. T. Frutiger, fire commissioner, presented a contract to the Mayor from the Spring Branch Fire Department Inc. agreeing on terms for furnishing fire prevention and protection to the inhabitants of Piney Point during the year 1969.

Alderman Arnoldy brought up the subject of the numerous wrecks which have occurred on the Stillforest-Memorial Drive curve and asked that the road commissioner and Ross Bird study the safety devices that would be possible to use on this curve with approximate costs and make recommendations to the Council at the next meeting.

ORDINANCE #339

Alderman Baker moved that ordinance #339 be adopted authorizing the Mayor and city secretary to enter into a contract with the Spring Branch Fire Department Inc. for the furnishing of fire protection and prevention within the City. Alderman Potter seconded the motion. The motion carried unanimously. The Mayor and Secretary then signed the aforesaid contract to be attached to ordinance #339 as Exhibit "A".

ORDINANCE #340

Alderman Arnoldy moved that ordinance #340 be adopted prohibiting the issuance of licenses or permits required under city ordinances until all city taxes due on the property involved have first been paid. Alderman Potter seconded the motion. The motion carried unanimously.

DELINQUENT TAXES

Attorney Strong reported on collection of delinquent taxes and was directed to pursue the necessary legal proceedings to complete this project.

BUDGET

Alderman Potter presented a proposed budget for 1969 based on a tax rate of 0.45 per \$100 valuation and explained the necessary changes or additions. Alderman Potter moved that the budget hearing be scheduled for September 23rd. Alderman Arnoldy seconded the motion. The motion carried unanimously.

Adjourned 9:40 P.M.

PASSED AND APPROVED this the 23 day of Sept. 1968.

Mayor

Secretary

TO: City Council

FROM: Development Staff

MEETING DATE: February 23, 2026

SUBJECT: Discussion and possible action regarding the online electronic permit submission process for Development Services, including the Generator Permit Process workflow.

Agenda Item: 7

Summary

Development Services has introduced an online submission workflow for generator permits. This system modernizes the permit process, enhances transparency, and standardizes reviews. It details contractor requirements, trade license checks, internal routing, review status, and approval milestones. This is the City's first fully integrated digital permit process and will serve as a model for future modernization efforts in Development Services. This initiative aligns with the City's Strategic Goals adopted in February 2025, particularly Strategy 4, which focuses on enhancing customer service through efficiency and modernization. By implementing an online permit submission and tracking platform, we are meeting the Council's objective to deliver accessible, transparent, and streamlined services.

Key Features of the Online Process

- Electronic Permit Packet Submission
 - Contractor uploads plans and required documentation
 - Trade license verification integrated into workflow
- Structured Internal Review Routing
 - Administrative completeness review
 - Technical review (Building, Electrical, Plumbing as applicable)
 - Approval and inspection scheduling
- Real-Time Status Tracking
 - Status categories: Received, Pending Information, Corrected, Approved, Closed
 - Automated email notifications upon status changes
- Dashboards
 - Internal staff dashboard for review management
 - Public-facing tracking dashboard for transparency

Attachment

Generator Permit Packet Workflow



City of

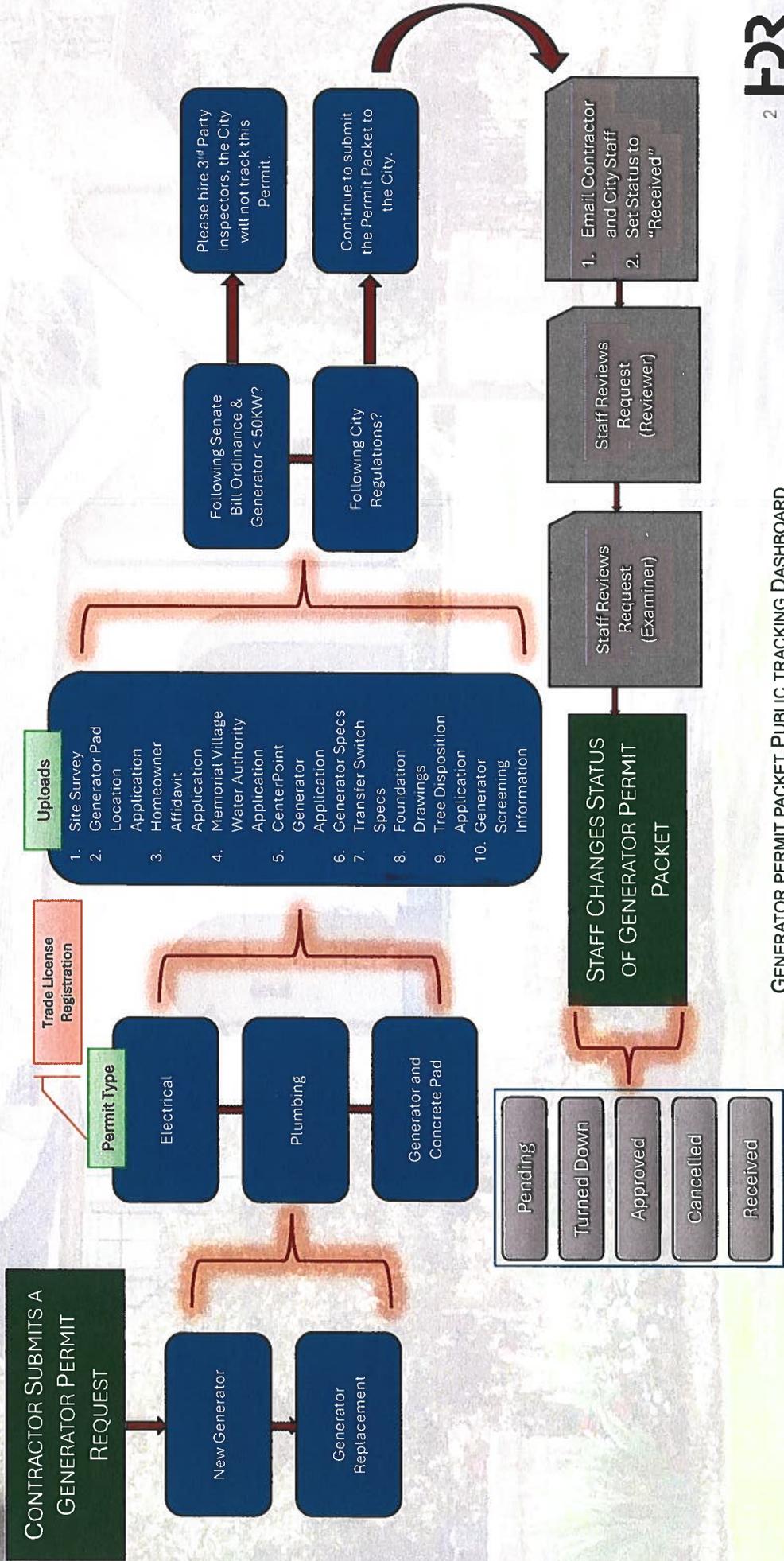
PINEY POINT VILLAGE
Texas

GENERATOR PERMIT PACKET WORKFLOW

FOR



OVERVIEW OF WORKFLOW





REQUEST FOR SERVICE TRACKING DASHBOARD - PUBLIC

Generator Permit Packet
 Reviewer/Examiner Comments

Piney Point Village
 TEXAS

Select an Examiner Status
 Show All

Select an Address
 Show All

Select a date
 1/1/2025 and before

Note: For more details regarding your Generator Permit Packet submission, please click on the color-coded dot on the map.

Reviewer Status

Examiner Status

Date Submitted:	Address:	Date of Reviewer:	Date of Examiner:	Reviewer Status:	Examiner Status:	Contractor Company:	Overall Reviewer Comments:	Overall Examiner Comments:
12/1/2025	1 BENDING OAKS LN	12/1/2025		Pending	Under Examiner Review	new		
12/1/2025	1 BROWN POND CT	12/1/2025	12/1/2025	Cancelled	Cancelled			Overall Reviewer Comments: Overall Examiner Comments:
12/1/2025	10 LACEWOOD LN	12/1/2025		Cancelled	Under Examiner Review			Overall Reviewer Comments: Overall Examiner Comments: Need to re-upload specs
12/2/2025	1 SHADY GROVE LN			Pending	Under Examiner Review			Overall Reviewer Comments: Overall Examiner Comments:
12/9/2025	1 BENDING OAKS LN			Pending	Under Examiner Review			Overall Reviewer Comments: Overall Examiner Comments:
12/9/2025	1 BLALOCK CIR			Pending	Under Examiner Review	fds/ds		Overall Reviewer Comments: Overall Examiner Comments: Generator application has been fully completed; will move forward to our plan reviewer for final review
12/9/2025	1 FERNHAW PARK DR	12/15/2025	12/15/2025	Approved	Approved			Overall Reviewer Comments: Overall Examiner Comments: Approved JB
12/10/2025	1 BLALOCK CIR	1/13/2026	1/13/2026	Turned Down	Turned Down	grgd		Overall Reviewer Comments: Overall Examiner Comments: Missing documents. Please re-submit application
12/10/2025	1 BENDING OAKS LN	1/13/2026	1/13/2026	Approved	Approved			Overall Reviewer Comments: property info incorrectly filled out Overall Examiner Comments: property info incorrectly filled out - please resubmit application
12/11/2025	1 BAKER CV			Received	Under Examiner Review	HDR		Overall Reviewer Comments: Overall Examiner Comments:



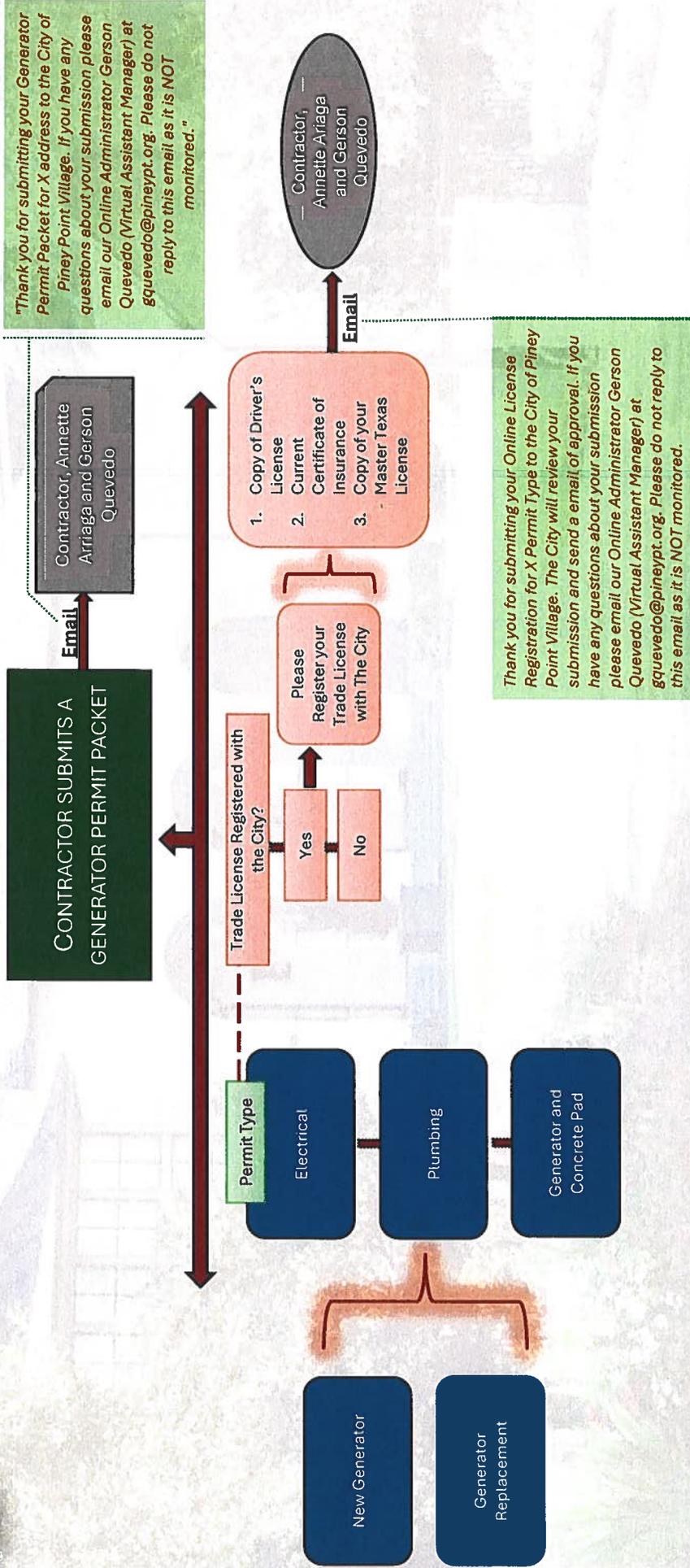
CONTRACTOR SUBMITS A

GENERATOR PERMIT PACKET – TRADE LICENSE





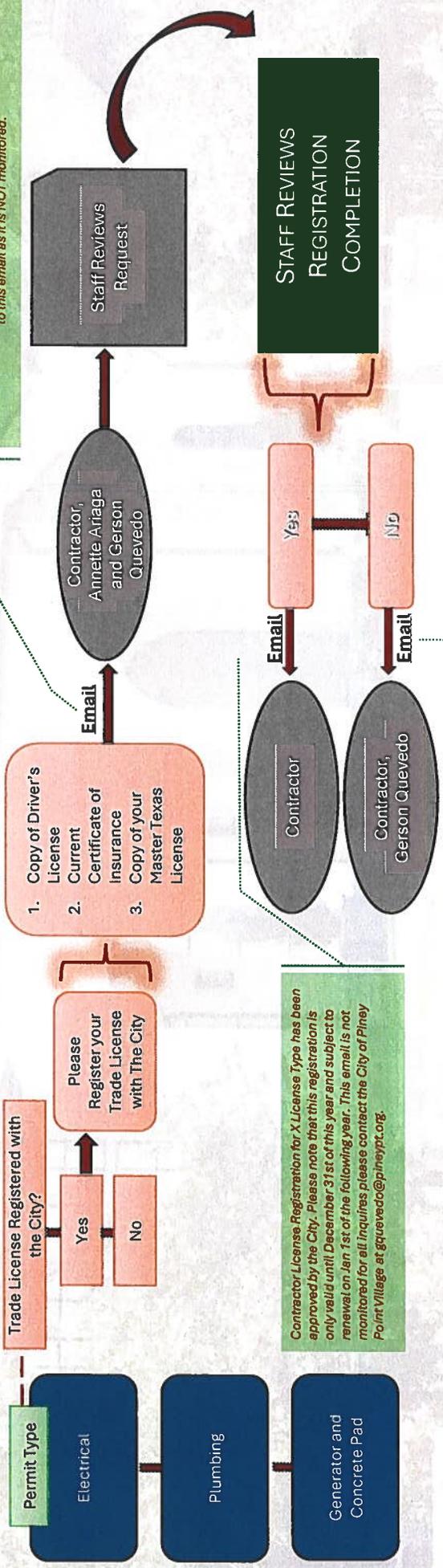
CONTRACTOR SUBMISSION PROCESS – TRADE LICENSE PART 1





CONTRACTOR SUBMISSION PROCESS – TRADE LICENSE PART 2

Type to the City of Piney Point Village, the City will review your submission and send a email of approval. If you have any questions about your submission please email our Online Administrator Gerson Quevedo (Virtual Assistant Manager) at gquevedo@pineypt.org. Please do not reply to this email as it is NOT monitored.



Contractor License Registration for X License Type has been approved by the City. Please note that this registration is only valid until December 31st of this year and subject to renewal on Jan 1st of the following year. This email is not monitored for all inquires please contact the City of Piney Point Village at gquevedo@pineypt.org.

Contractor License Registration for X License Type is NOT approved by the City. The City Reviewer has left X comments, please use those to re-submit your registration. Note that this registration is only valid until December 31st of this year and subject to renewal on Jan 1st of the following year. This email is not monitored for all inquires please contact the City of Piney Point Village at gquevedo@pineypt.org.



CONTRACTOR TRADE LICENSE REGISTRATION DASHBOARD - INTERNAL



Piney Point Village
TEXAS

Choose a license type:
[Show All](#)

Select an Address:
[Show All](#)

Select a date:
1/7/2016 and before

Date	Company Name	Company Email Ad...	Cell Phone Number	Please select license...	Issued State License...	Name of Licensee	Address of Licensee	Is the registration co...	Please provide any fe...
2025-11-20T12:00:00...	ABC	shama.sheth@ndrin...	3432432	Plumber	HGJHGJGJGJGJ	Shama Sheth	4828 Loop Central		
2025-11-21T12:00:00...	gfdfjd	shama.sheth@ndrin...	34232	Electrician	3242423	Shama Sheth	4828 Loop Central	Yes	Every document was
2025-12-01T12:00:00...	{kids}	shama.sheth@ndrin...	3493	Plumber	exas	Shama Sheth	jhg.jhg	Yes	Oeoeoe
2025-12-02T12:00:00...	gfdfjd	shama.sheth@ndrin...	7135763615	Electrician	Texas	Shama Sheth	4828 Loop Central	Yes	Missing Certificate of
2025-12-11T12:00:00...	fds	shama.sheth@ndrin...	3422	Generator/Pad	54353	dfs	lds	No	

Total

5

Registrations

Electrician

2

License Registrations

Plumbing

2

License Registrations

Generator

0

License Registrations

Contractor Registration Form: Plumbing

Company Information

Company Name: ABC

Company Mailing Address: 9 HAVERTY HALL

Company State: TEXAS

Company ZIP: 33456

Company Phone/ Cell Phone Number: 343242

Company Email: shama.sheth@ndrin.com

License Information

License Number: HGJHGJGJGJGJ

License Type: Plumbing

License Name: Shama Sheth

License Address: 4828 Loop Central Dr Suite 700

License City: Houston

License State: Texas

License Zip Code: 77081

Reviewer Notes:

Registration Complete?

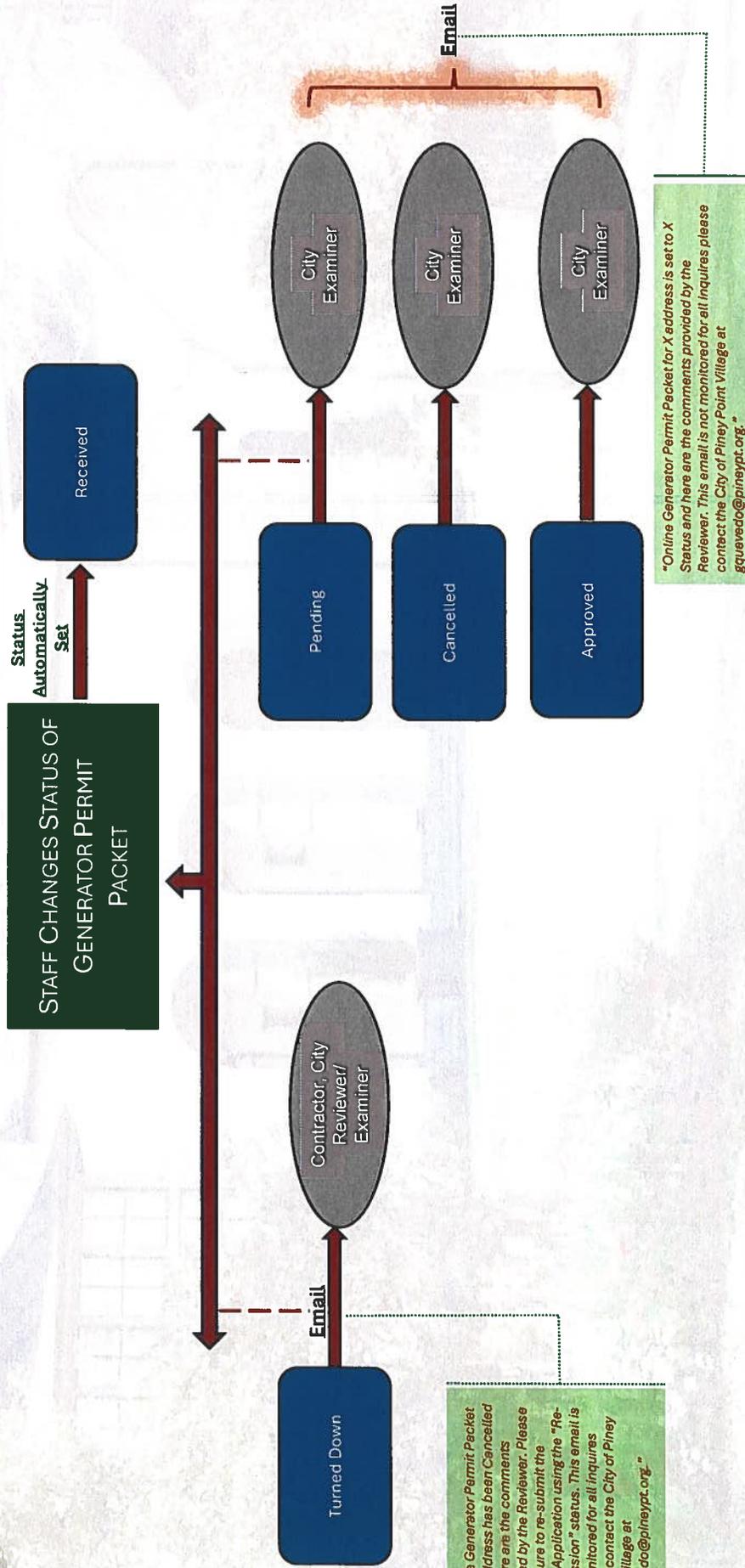
Reviewer Notes:



 STAFF CHANGES STATUS OF
GENERATOR PERMIT PACKET 



STATUS CHANGE - REVIEWER



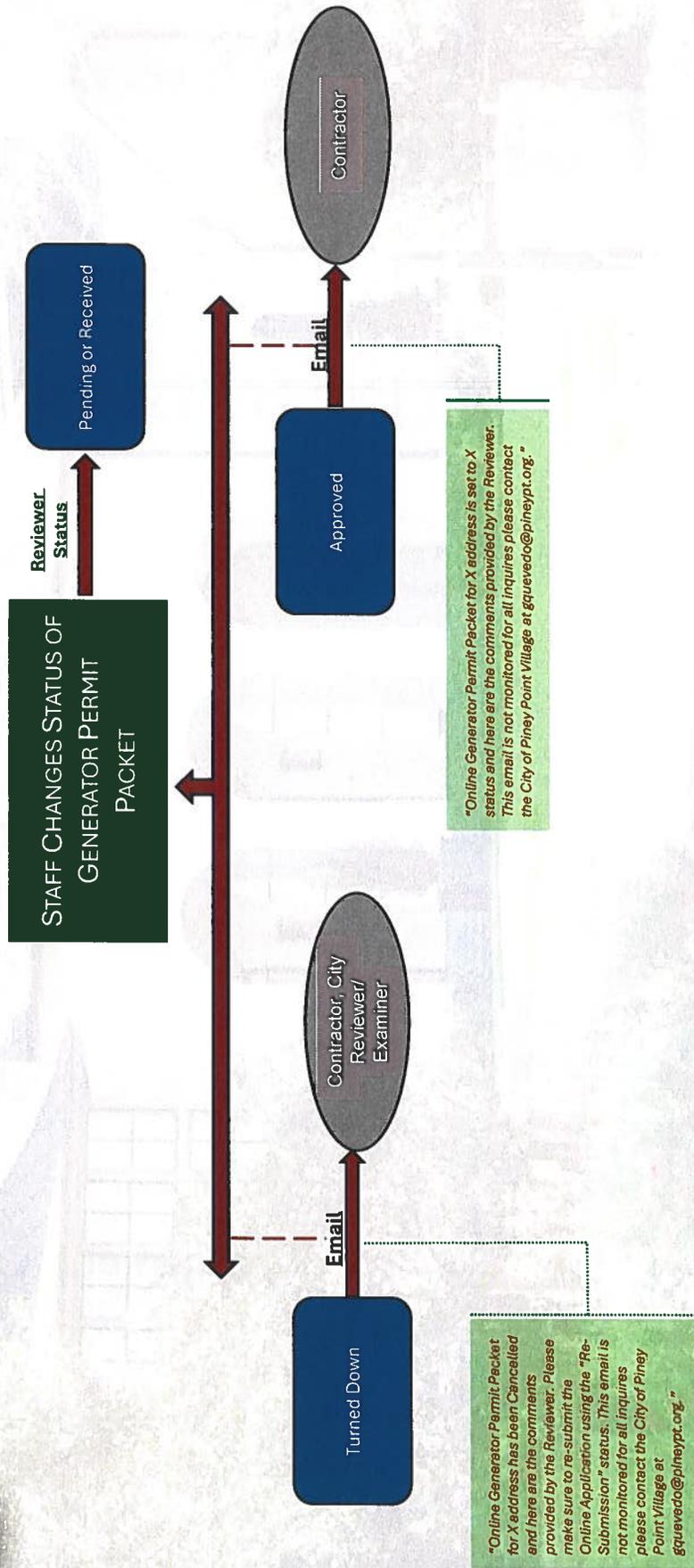
Online Generator Permit Packet for X address has been Cancelled and here are the comments provided by the Reviewer. Please make sure to re-submit the Online Application using the "Re-Submission" status. This email is not monitored for all inquires please contact the City of Piney Point Village at gquevedo@pineypt.org.

Online Generator Permit Packet for X address is set to X Status and here are the comments provided by the Reviewer. This email is not monitored for all inquires please contact the City of Piney Point Village at gquevedo@pineypt.org.





STATUS CHANGE - EXAMINER





STATUS CHANGE REVIEWER/EXAMINER DASHBOARD - INTERNAL

GPA - Reviewer/Examiner

Piney Point Village
TEXAS

Choose a review status
Show All

Select a date
1/7/2025 and before

1 BENDING OAKS LN: New Generator

Property Owner Information

Address: 1 BENDING OAKS LN
HOA? No
Property Owner Name: Newrow
Property Owner Mailing Address: 1 BENDING OAKS LN Newrow
Property Owner State: TX
Property Owner ZIP: 77060
Property Owner Phone/ Cell: 281-452-1111
Phone Number: 281-452-1111
Does the Property Owner have a Email? No
Property Owner Contact email: newrow@newrow.com

Site Survey
Site Area Comments: fgd

Generator Pad Location
Generator Pad Location Change: No

Tree Disposition
Trees Removed? No

Generator Screening Information
Generator View: No
Screening Method: Backyard Already Screened by Fencing
Other Screening Method:

Ordinance:
Ordinance Accepted? No

Permit Type
License Registered with the City? Houston
Permit: Electrical
Generator Concrete Pad Size: 10'x10'
Master License Number: 100000
Generator and Concrete Pad Status: 43,243.00
Total Electrical Cost:
Total Plumbing Cost:
Total Generator and Concrete

GPA Review Submissions Internal Staff View

- Pending
- Received
- Cancelled
- Approved
- Turned Down
- Under Review

Total
1
Received

Total
3
Cancelled

Total
1
Pending

Total
1
Turned Down

Total
5
Approved

Generator Status	Date Submitted	Address	Contractor Company N...	Reviewer Status
Replacement	7/19/2026	1 BROMPTON CT	HDRB	Approved
Replacement	7/19/2026	1 BROMPTON CT	HDRB	Approved
New	7/15/2026	1 BAKER CV	SHS4	Approved
Replacement	12/11/2025	1 BAKER CV	Idafds	Received
New	12/11/2025	1 BENDING OAKS LN	new	Turned Down
New	7/21/2025	1 BROMPTON CT	HDRB	Approved
New	7/19/2025	1 FAIRHAM PARK DR	HDRB	Approved
New	12/1/2025	1 BENDING OAKS LN	new	Pending
New	12/1/2025	1 BROMPTON CT	HDRB	Cancelled
New	12/1/2025	1 BROMPTON CT	HDRB	Cancelled

TO: City Council

FROM: Aliza Dutt, Mayor

MEETING DATE: February 23, 2026

SUBJECT: Consideration and possible action regarding the Mayor's Monthly Report.

Agenda Item: 8

Summary:

This agenda item includes reports from the mayor.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: February 23, 2026

SUBJECT: Discuss and take possible action on the City Administrator's Monthly Report, including selected items.

Agenda Item: 9

The City Administrator will provide the Council and the community with updates on key City initiatives, financial conditions, and intergovernmental coordination. Some items below may call for Council direction or acknowledgment.

A. Financial Related Items:

- I. **Financial Report** - The unaudited January 2026 financials reflect the City's position at the first month of Fiscal Year 2026. Total General Fund revenues are \$5,670,352, representing 54.2% of the adopted budget, driven primarily by property tax collections. Total expenditures are \$871,655, or 7.5% of the budget, with operating expenditures at 10.2% and no capital expenditures recorded to date. Revenues exceed expenditures by \$4,798,696. Staff is completing FY2025 year-end closeout activities, and audited figures will be presented upon completion of the annual audit.
- II. **Property Tax Report** - The January 2026 Tax Office Report reflects a current taxable value of \$3.448 billion and an adjusted levy of \$8.92 million. Year-to-date collections total \$6.80 million, representing 77.35% of the adjusted levy. The remaining receivable balance is \$2.12 million, including \$123,519 in prior-year delinquencies. January collections totaled \$3.71 million.
- III. **Disbursements (greater than \$10,000)**
- IV. **Temporary Certificates of Occupancy (TCO) Reimbursements:** Staff reviewed two TCO security deposits.
 - For 245 Merrie Way Lane, staff recommend no refund of the \$25,000 deposit due to completion occurring beyond the agreed TCO deadline, consistent with the original security terms.
 - For 601 Grecian Way Lane, the staff recommends approval of the \$25,000 refund, as all conditions were satisfied within the required timeframe

- B. Urban Forester Contract:** The City's contracted Urban Forester has requested an adjustment to the current hourly rate. Staff anticipated a potential rate increase during this budget cycle and included funding for it in the adopted budget accordingly. Given the continued level of development activity and tree-related review work, staff believe it is appropriate to discuss the request and confirm the scope of services moving forward. To provide context, staff have gathered comparable compensation data from nearby cities for similar urban forestry and consulting services. Council discussion and direction are requested regarding a potential amendment to the contract.

- C. METRO Bus Stop Improvements:** METRO has submitted Right-of-Way applications for 14 bus stop

improvements along Memorial Drive, between 11154 and 11627 Memorial. The proposed work generally includes installing or possibly expanding concrete boarding pads and related accessibility upgrades. HDR will review the applications with particular attention to footprint, tree impacts, drainage, and restoration standards.

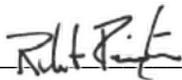
- D. Memorial Drive Asphalt Rehabilitation (Harris County Precinct 3 Project):** Staff update regarding project commencement (as early as February 23, 2026), coordination with Precinct 3 Communications, Metro, MVPD, and VFD, deployment of electronic message board trailers, and resident notification strategy.



CITY OF PINEY POINT VILLAGE, TEXAS
FINANCIAL REPORT
(UNAUDITED)
AS OF JANUARY 31, 2026

The Finance Director and City Administrator confirm that the Financial Statement for the month presented has been reviewed. To the best of our knowledge and belief, this statement accurately reflects the city's current financial position.

Finance Director Signature:  Date: 02/19/2026

City Administrator Signature:  Date: 02/19/2026

For more information contact:
The City of Piney Point Village
7660 Woodway Dr., Suite 460
Houston, TX 77063
713-230-8703
www.cityofpineypoint.com



CITY OF PINEY POINT VILLAGE FINANCIAL REPORT

JANUARY 2026 FINANCIALS (PRELIMINARY)

This report provides a preliminary overview of the City’s financial activity through January 2026, the first month of Fiscal Year 2026. The city is currently completing the year-end closeout process for Fiscal Year 2025, and more accurate preliminary (unaudited) revenue and expenditure figures will be available soon. The FY2025 audit is anticipated to be presented in April or May 2026. The budgeted amounts reflected herein represent the originally adopted fiscal-year budget.

GENERAL FUND

	<u>Prior YTD</u>	<u>Budget</u>	<u>Month</u>	<u>YTD</u>
Total Revenues	\$6,177,076	\$10,452,697	\$5,670,352	\$5,670,352
Total Expenditures	\$1,185,424	\$11,560,295	\$871,655	\$871,655
Over/(Under)	\$4,991,653	(\$1,107,598)	\$4,798,696	\$4,798,696

	<u>Prior YTD</u>	<u>Budget</u>	<u>Month</u>	<u>YTD</u>
Operating Revenues	\$6,174,587	\$10,424,697	\$5,668,981	\$5,668,981
Operating Expenditures	\$930,436	\$8,560,295	\$871,655	\$871,655
Over/(Under)	\$5,244,152	\$1,864,402	\$4,797,326	\$4,797,326

1. **GF REVENUES:** Total revenues are \$5,670,352, representing 54.2% of the adopted budget and 8.2% lower than the same period last year, primarily due to the timing of property tax collections.
 - a. **Property tax collections (M&O – General Fund):** total \$5,413,233 year-to-date, representing 65.5% of the budget and 65.5% of total General Fund revenue. Collections are \$504,350 below last year’s YTD amount. The City anticipates collecting an additional \$2,847,514 for M&O. The adopted tax rate is \$0.255140 per \$100 valuation (\$0.245830 M&O; \$0.009310 I&S for debt service). Taxes were due January 31, 2026, and became delinquent February 1, 2026. Spring Branch ISD serves as the City’s tax assessor-collector. The FY2026 budget assumes a 99% collection rate. Please refer to the monthly tax report for updates and taxable value adjustments. NOTE: SBISD has reported several cases of taxpayer fraud involving check washing and the theft of checks. An increase in related claims may occur as delinquency notices are issued.

- b. Sales Tax:** January collections total \$46,526, representing 9.3% of the annual \$500,000 budget projection. This is the first month of FY2026 collections and reflects an increase of \$8,564 (22.6%) over January 2025 collections of \$37,962. The annual sales tax projection accounts for approximately 4.78% of total General Fund revenue.
 - c. Franchise Tax:** Franchise tax collections remain limited due to the timing of remittances. To date, the city has received \$22,702 from the electric franchise (CenterPoint). Total franchise revenue is projected at approximately \$374,000 for the fiscal year, with the majority of collections expected in the second half.
 - d. Court Revenue:** Court collection is \$16,068, which is 11.2% of the budget and similar to last year. This includes \$14,354 in court fines, with \$1,714 set aside for restricted court uses in accordance with Texas law. The City collected approximately \$189,000 in total court revenue in FY2025. Based on current activity levels, FY2026 collections are projected to remain consistent with prior-year performance.
 - e. Licenses & Permits:** Revenues total \$32,851, representing 6.2% of the \$529,100 annual budget and trending above prior-year activity in several sub-categories. Permit and inspection fees account for approximately 62% of total category revenue. Plat reviews are currently at 175% of budget, while drainage reviews and contractor registrations are at 14.3% and 25.4%, respectively.
 - f. Interest Revenue:** Interest earnings total \$30,600, representing 8.2% of the annual budget and \$3,469 below prior year-to-date collections. The decrease is primarily attributable to federal interest rate reductions during 2025, which lowered yields across the City's investment portfolio. Looking ahead, interest performance will remain dependent on Federal Reserve policy. If rates stabilize, earnings are expected to level off; however, additional rate reductions could further moderate returns in the coming months.
- 2. GF EXPENDITURES:** The city adopted an operating budget of \$8,560,295, with an additional \$3,000,000 allocated for capital programming, for total appropriations of \$11,560,295. Year-to-date expenditures total \$871,655, representing 7.5% of the total budget and 26.5% below prior year-to-date spending. Operating expenditures account for the full \$871,655, or 10.2% of the operating budget, and are 6.3% lower than the same period last fiscal year. The variance from prior year totals is largely attributable to the timing of capital project expenditures, which have not yet commenced in the current fiscal year. Expenditures are expected to increase as capital projects advance and operating activity normalizes throughout the year. Divisions and categories that are currently trending higher in expenditures are as follows:
- a. Police Services:** MVPD at \$488,917 or 17.1% due to the practice of providing two months of service payments at the beginning of the year, as agreed for adequate MVPD operational cash flow.

- b. **Fire Services:** VFD at \$277,930 or 12.5%. representing 1.5 months of service payments at the beginning of the year for adequate VFD operational cash flow.
- 3. **GF FUND BALANCE:** The FY2026 budget includes the planned use of \$1,107,598 in reserved fund balance, primarily to support a portion of the \$3,000,000 capital program. As previously noted, the city is currently completing the FY2025 year-end closeout process. More accurate preliminary (unaudited) revenue, expenditure, and fund balance figures will be available upon completion of that process.

DEBT SERVICE FUND

	Prior YTD	Budget	Month	YTD
Total Revenues	\$735,323	\$332,757	\$206,461	\$206,461
Total Expenditures	\$0	\$449,425	\$0	\$0
Over/(Under)	\$735,323	(\$116,668)	\$206,461	\$206,461

- 4. Revenues are \$206,461, 63.5% of the budget, with \$204,985 from property tax collections. The adopted rate designated for interest and sinking is \$0.009310, required to finance the annual bond debt. The budget incorporates a 99% collection rate based on trends from past collection years.
- 5. Expenditures are not planned at this time of year. Debt payments are scheduled for February 15 and August 15 of each year.

FOR MORE INFORMATION: This summary report is based on detailed information generated by the City’s Administration. If you have any questions or would like additional information on this report, please contact the city administration at 713-230-8703.



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: January 31, 2026

GENERAL FUND SUMMARY

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	5,917,584	8,260,747	5,413,233	5,413,233	65.5%	2,847,514
SALES TAXES	37,962	500,000	46,526	46,526	9.3%	453,474
FRANCHISE TAXES	22,702	374,283	22,702	22,702	6.1%	351,581
COURT REVENUE	15,989	143,562	16,068	16,068	11.2%	127,494
PERMITS & INSPECTIONS	29,331	529,100	32,851	32,851	6.2%	496,249
ALARM REGISTRATIONS	9,450	0	0	0	0.0%	0
GOVERNMENTAL CONT. (METRO)	0	136,000	0	0	0.0%	136,000
PILOT FEES (KINKAID)	107,500	107,500	107,000	107,000	99.5%	500
INTEREST	34,069	373,505	30,600	30,600	8.2%	342,905
TOTAL OPERATING	6,174,587	10,424,697	5,668,981	5,668,981	54.4%	4,755,716
OTHER NON-OPERATING PROCEEDS	2,489	28,000	1,371	1,371	4.9%	26,629
TOTAL NON-OPERATING	2,489	28,000	1,371	1,371	4.9%	26,629
TOTAL REVENUES	\$6,177,076	\$10,452,697	\$5,670,352	\$5,670,352	54.2%	\$4,782,345
EXPENDITURES						
<u>PUBLIC SERVICE DIVISION</u>						
POLICE SERVICES	497,609	2,860,161	488,917	488,917	17.1%	2,371,244
FIRE SERVICES	264,493	2,223,438	277,930	277,930	12.5%	1,945,508
SANITATION COLLECTION	50,849	649,591	0	0	0.0%	649,591
OTHER PUBLIC SERVICES	2,555	42,000	1,453	1,453	3.5%	40,547
PUBLIC SERVICE DIVISION	815,506	5,775,190	768,300	768,300	13.3%	5,006,890
<u>OPERATIONS</u>						
CONTRACT SERVICES	5,180	527,000	1,765	1,765	0.3%	525,235
BUILDING SERVICES	18,810	368,700	1,169	1,169	0.3%	367,531
GENERAL GOVERNMENT	75,637	1,455,938	86,206	86,206	5.9%	1,369,731
MUNICIPAL COURT	2,496	46,137	793	793	1.7%	45,344
PUBLIC WORKS	12,807	387,330	13,421	13,421	3.5%	373,909
OPERATION DIVISIONS	114,930	2,785,105	103,355	103,355	3.7%	2,681,750
TOTAL PUBLIC & OPERATING	\$930,436	\$8,560,295	\$871,655	\$871,655	10.2%	\$7,688,640
<u>NON-OPERATING</u>						
CAPITAL PROGRAMS	254,988	3,000,000	0	0	0.0%	3,000,000
TOTAL NON-OPERATING	254,988	3,000,000	0	0	0.0%	3,000,000
TOTAL EXPENDITURES	\$1,185,424	\$11,560,295	\$871,655	\$871,655	7.5%	\$10,688,640
REVENUE OVER/(UNDER) EXPENDITURES	4,991,653	(1,107,598)	4,798,696	4,798,696		



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: January 31, 2026

GENERAL FUND REVENUES

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>Tax Collection</u>						
10-4101 Property Tax (M&O)	5,917,584	8,260,747	5,413,233	5,413,233	65.5%	2,847,514
<i>Unearned/Adjusted</i>						0
<i>Total Property Tax :</i>	<u>5,917,584</u>	<u>8,260,747</u>	<u>5,413,233</u>	<u>5,413,233</u>	<u>65.5%</u>	<u>2,847,514</u>
10-4150 Sales Tax	37,962	500,000	46,526	46,526	9.3%	453,474
Total Tax Collection:	5,955,546	8,760,747	5,459,760	5,459,760	62.3%	3,300,987
<u>Permits & Inspections</u>						
10-4203 Plat Reviews	0	1,000	1,750	1,750	175.0%	(750)
10-4205 Contractor Registration	1,080	9,750	2,475	2,475	25.4%	7,275
10-4206 Drainage Reviews	3,200	57,850	8,250	8,250	14.3%	49,600
10-4207 Permits & Inspection Fees	25,051	460,000	20,376	20,376	4.4%	439,624
10-4208 Board of Adjustment Fees	0	500	0	0	0.0%	500
Total Permits & Inspections:	29,331	529,100	32,851	32,851	6.2%	496,249
<u>Municipal Court</u>						
10-4300 Court Fines	14,806	130,000	14,354	14,354	11.0%	115,646
10-4301 Building Security Fund	409	3,500			0.0%	3,500
10-4302 Truancy Prevention	423	50	612	612	1224.2%	(562)
10-4303 Local Municipal Tech Fund	334	0			#DIV/0!	0
10-4304 Local Municipal Jury Fund	8	0	12	12	#DIV/0!	(12)
10-4305 Consolidated Court Cost		10,012				
10-4311 Local Municipal Court BLDG	9		1,089	1,089		
Total Municipal Court:	15,989	143,562	16,068	16,068	11.2%	118,572
<u>Investment Income</u>						
10-4400 Interest Revenue	34,069	373,505	30,600	30,600	8.2%	342,905
Total Investment Income:	34,069	373,505	30,600	30,600	8.2%	342,905
<u>Agencies & Alarms</u>						
10-4508 SEC-Registration	9,450	0	0	0		0
Total Agencies & Alarms:	9,450	0	0	0		0
<u>Franchise Revenue</u>						
10-4602 Cable Franchise	0	58,559	0	0	0.0%	58,559
10-4605 Power/Electric Franchise	22,702	272,424	22,702	22,702	8.3%	249,722
10-4606 Gas Franchise	0	30,000	0	0	0.0%	30,000
10-4607 Telephone Franchise	0	3,300	0	0	0.0%	3,300
10-4608 Wireless Franchise	0	10,000	0	0	0.0%	10,000
Total Franchise Revenue:	22,702	374,283	22,702	22,702	6.1%	351,581
<u>Donations & In Lieu</u>						
10-4702 Kinkaid School Contribution	107,500	107,500	107,000	107,000	99.5%	500
10-4703 Metro Congested Mitigation	0	136,000	0	0	0.0%	136,000
10-4704 Intergovernmental Revenues	0	0	0	0		0
10-4705 Ambulance	0	0	0	0		0
10-4800 Misc Income	5	5,000	0	0	0.0%	5,000
10-4803 CIP Cost Share	0	0	0	0		0
10-4804 Credit Card Fees	2,484	23,000	1,371	1,371		21,629
Total Donations & In Lieu:	109,989	271,500	108,371	108,371	39.9%	163,129
Total Revenue Received	6,177,076	10,452,697	5,670,352	5,670,352	54.2%	4,773,423
TOTAL REVENUES:	\$6,177,076	\$10,452,697	5,670,352	5,670,352	54.2%	\$4,773,423



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: January 31, 2026

GENERAL FUND EXPENDITURES

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>PUBLIC SERVICE DIVISION</u>						
<u>Community Events</u>						
10-510-5001		10,000	0	0	0	5,000
10-510-5002		15,000	0	0	0.0%	15,000
Community Events:	0	25,000	0	0	0.0%	15,000
<u>Police Services</u>						
10-510-5010	440,943	2,845,494	474,250	474,250	16.7%	2,371,244
10-510-5011	48,000	14,667	14,667	14,667	100.0%	0
10-510-5012	8,667	0	0	0	n/a	0
Police Services:	497,609	2,860,161	488,917	488,917	17.1%	2,371,244
<u>Miscellaneous</u>						
10-510-5020		0	0	0	n/a	0
Total Miscellaneous:	0	0	0	0	n/a	0
<u>Sanitation Collection</u>						
10-510-5030	49,852	639,620	0	0	0.0%	639,620
10-510-5031	997	9,971	0	0	0.0%	9,971
Sanitation Collection:	50,849	649,591	0	0	0.0%	649,591
<u>Library Services</u>						
10-510-5040		0	0	0		0
Library Services:	0	0	0	0		0
<u>Street Lighting Services</u>						
10-510-5050	2,555	17,000	1,453	1,453	8.5%	15,547
Street Lighting Services:	2,555	17,000	1,453	1,453	8.5%	15,547
<u>Fire Services</u>						
10-510-5060	264,493	2,223,438	277,930	277,930	12.5%	1,945,508
Fire Services:	264,493	2,223,438	277,930	277,930	12.5%	1,945,508
TOTAL PUBLIC SERVICE:	\$815,506	5,775,190	\$768,300	\$768,300	13.3%	\$4,996,890

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>CONTRACT SERVICE DIVISION</u>						
10-520-5101	Grant Administration	0	0		n/a	0
10-520-5102	Accounting/Audit	0	25,000	0	0.0%	25,000
10-520-5103	Engineering		270,000	0	0.0%	270,000
10-520-5104	Legal	4,733	100,000	0	0.0%	100,000
10-520-5105	Tax Appraisal-HCAD	0	75,000	0	0.0%	75,000
10-520-5107	Animal Control	296	5,000	320	6.4%	4,680
10-520-5108	IT Hardware/Software & Support	152	26,000	1,445	5.6%	24,555
10-520-5110	Mosquito Control	0	26,000	0	0.0%	26,000
TOTAL CONTRACT SERVICE DIVISION:		\$5,180	\$527,000	\$1,765	0.3%	\$525,235
<u>BUILDING SERVICE DIVISION</u>						
<u>Building & Inspection Services</u>						
10-530-5108	Information Technology	0				
10-530-5152	Drainage Reviews	0	124,000	0	0.0%	124,000
10-530-5153	Electrical Inspections	3,105	30,000	0	0.0%	30,000
10-530-5154	Plat Reviews	0	0	0		0
10-530-5155	Plan Reviews	4,000	48,000	0	0.0%	48,000
10-530-5156	Plumbing Inspections	3,420	32,000	0	0.0%	32,000
10-530-5157	Structural Inspections	3,240	43,000	0	0.0%	43,000
10-530-5158	Urban Forester	3,200	50,000	0	0.0%	50,000
10-530-5160	Mechanical Inspections	360	10,000	0	0.0%	10,000
Building and Inspection Services:		17,325	337,000	0	0.0%	337,000
<u>Supplies and Office Expenditures</u>						
10-530-5204	Dues & Subscriptions	0	0	0	n/a	0
10-530-5207	Misc Supplies		1,000	0	n/a	1,000
10-530-5209	Office Equipment & Maintenance		500	0	n/a	500
10-530-5210	Postage		900	0	n/a	900
10-530-5215	Travel & Training		300	0	n/a	300
Supplies and Office Expenditures:		0	2,700	0	n/a	2,700
<u>Insurance</u>						
10-530-5403	Credit Card Charges	1,485	29,000	1,169	4.0%	27,831
Insurance:		1,485	29,000	1,169	4.0%	27,831
TOTAL BUILDING SERVICE DIVISION:		\$18,810	\$368,700	\$1,169	0.3%	\$367,531

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE	
GENERAL GOVERNMENT DIVISION							
<u>Administrative Expenditures</u>							
10-540-5108	Information Technology	1,978	45,000	985	985	2.2%	44,015
10-540-5201	Administrative/Professional Fe	0	5,000	0	0	0.0%	5,000
10-540-5202	Auto Allowance/Mileage	231	7,800	612	612	7.8%	7,188
10-540-5203	Bank Fees	50	1,500	162	162	10.8%	1,338
10-540-5204	Dues/Seminars/Subscriptions	62	7,600	787	787	10.4%	6,813
10-540-5205	Elections	0	3,000	0	0	0.0%	3,000
10-540-5206	Legal Notices	0	8,000	0	0	0.0%	8,000
10-540-5207	Miscellaneous	0	1,000	0	0	0.0%	1,000
10-540-5208	Citizen Communication	3,808	7,000	0	0	0.0%	7,000
10-540-5209	Office Equipment & Maintenance	0	9,000	0	0	0.0%	9,000
10-540-5210	Postage	0	1,000	0	0	0.0%	1,000
10-540-5211	Meeting Supplies	81	10,000	89	89	0.9%	9,911
10-540-5212	Rent/Leasehold/Furniture	1,276	160,684	0	0	0.0%	160,684
10-540-5213	Supplies/Storage	1,111	20,000	957	957	4.8%	19,044
10-540-5214	Telecommunications	989	15,000	574	574	3.8%	14,426
10-540-5215	Travel & Training	0	2,500	225	225	9.0%	2,275
10-540-5216	Statutory Legal Notices	0	0	0	0	#DIV/0!	0
	Administrative Expenditures:	9,586	304,084	4,390	4,390	1.4%	299,694
<u>Wages & Benefits</u>							
10-540-5301	Gross Wages	49,717	774,683	57,488	57,488	7.4%	717,195
10-540-5302	Overtime/Severance	231	10,000	95	95	0.9%	9,905
10-540-5303	Temporary Personnel	0	0	0	0		0
10-540-5306	FICA/Med/FUTA Payroll Tax Exp	3,756	62,439	4,417	4,417	7.1%	58,022
10-540-5310	TMRS (City Responsibility)	11,854	196,552	14,457	14,457	7.4%	182,095
10-540-5311	Payroll Process Exp-Paychex	493	4,500	580	580	12.9%	3,920
	Wages & Benefits:	66,050	1,048,174	77,037	77,037	7.3%	971,137
<u>Insurance</u>							
10-540-5353	Employee Insurance	0	91,027	4,780	4,780	5.3%	86,247
10-540-5354	General Liability		10,000	0	0	0.0%	10,000
10-540-5356	Workman's Compensation		2,653	0	0	0.0%	2,653
	Insurance:	0	103,680	4,780	4,780	4.6%	98,900
<u>Other</u>							
10-540-5403	Credit Card Charges (Adm)	0	0	0	0	n/a	0
10-540-5710	Intergovernmental Expenditure		0				
	Intergovernmental:	0	0	0	0	n/a	0
	TOTAL GENERAL GOVERNMENT DIVISION:	\$75,637	\$1,455,938	\$86,206	\$86,206	5.9%	\$1,369,731

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>MUNICIPAL COURT DIVISION</u>						
<u>Supplies & Office Expenditures</u>						
10-550-5207		0	0	0	n/a	0
10-550-5211		0	0	0	n/a	0
10-550-5215	0	1,750	65	65	3.7%	1,685
Supplies and Office Expenditures:	0	1,750	65	65	n/a	1,685
<u>Insurance</u>						
10-550-5353		0			n/a	0
Insurance:	0	0	0	0	n/a	0
<u>Court Operations</u>						
10-550-5403	296	7,387	228	228	3.1%	7,159
10-550-5404	2,200	37,000	500	500	1.4%	36,500
Court Operations:	2,496	44,387	728	728	1.6%	43,659
TOTAL MUNICIPAL COURT DIVISION:	\$2,496	\$46,137	\$793	\$793	1.7%	\$45,344
<u>PUBLIC WORKS MAINTENANCE DIVISION</u>						
<u>Supplies & Office Expenditures</u>						
10-560-5108	0	2,500	0	0		2,500
10-560-5207		500	0	0	n/a	500
10-560-5213		5,000			n/a	5,000
10-560-5215		1,000	0	0	n/a	1,000
Supplies and Office Expenditures:	\$ -	\$ 9,000	\$ -	\$ -	0.0%	9,000
<u>Insurance</u>						
10-560-5353		0			n/a	0
Insurance:	0	0	0	0	n/a	0
<u>Maintenance & Repair</u>						
10-560-5501	100	0			n/a	0
10-560-5501	11,580	1,850	1,656	1,656	89.5%	194
10-560-5504	88	144,280	11,765	11,765	8.2%	132,515
10-560-5505	0	3,200	0	0	0.0%	3,200
10-560-5507	749	20,000	0	0	0.0%	20,000
10-560-5508	0	9,000	0	0	0.0%	9,000
10-560-5509	0	40,000	0	0	0.0%	40,000
10-560-5510	0	2,000	0	0	0.0%	2,000
10-560-5515	289	100,000	0	0	0.0%	100,000
10-560-5516	0	3,000	0	0	0.0%	3,000
10-560-5517	0	15,000	0	0	0.0%	15,000
Maintenance and Repair:	12,807	338,330	13,421	13,421	4.0%	324,909
<u>Capital Equipment</u>						
10-560-5600		40,000				40,000
Capital Equipment:	0	40,000	0	0	0.0%	40,000
TOTAL PUBLIC WORKS DIVISION:	\$12,807	\$387,330	\$13,421	\$13,421	3.5%	\$373,909

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>CAPITAL OUTLAY PROGRAMS</u>						
<u>General Capital / Maintenance Programs</u>						
10-570-5602		0				0
10-570-5606		0			n/a	0
10-570-5701		0			n/a	0
10-570-5702		0			n/a	0
10-570-5703		0			n/a	0
10-570-5806		0			n/a	0
	0	0	0	0	n/a	0
<u>Major Capital / Maintenance Programs</u>						
		0			n/a	0
10-570-5808	0	0			n/a	0
10-580-5809		0			n/a	0
10-580-5810		0				
10-580-5811	254,988	3,000,000				
10-580-5821		0				
10-580-5822		0				
10-580-5823		0				
10-580-5824		0				
10-580-5825		0				
10-580-5826		0				
	254,988	3,000,000	0	0	n/a	0
TOTAL CAPITAL OUTLAY PROGRAMS:	\$254,988	\$3,000,000	\$0	\$0	0.0%	\$0
TOTAL EXPENDITURES:	\$1,185,424	\$11,560,295	\$871,655	\$871,655	7.5%	\$7,678,640



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: January 31, 2026

DEBT SERVICE FUND

	<u>PRIOR YTD</u>	<u>CURRENT BUDGET</u>	<u>MONTHLY ACTUAL</u>	<u>YTD ACTUAL</u>	<u>% BUDGET</u>	<u>BUDGET BALANCE</u>
REVENUES						
PROPERTY TAXES	732,961	322,757	204,985	204,985	63.5%	117,772
<i>Unearned/Adjusted</i>	<i>0</i>	<i>0</i>		<i>0</i>		<i>0</i>
<i>Total Property Tax :</i>	<i>732,961</i>	<i>322,757</i>	<i>204,985</i>	<i>204,985</i>	<i>63.5%</i>	<i>117,772</i>
INTEREST	2,363	10,000	1,476	1,476		8,524
TOTAL OPERATING	735,323	332,757	206,461	206,461	62.0%	126,296
TOTAL REVENUES	\$735,323	\$332,757	\$206,461	\$206,461	62.0%	\$126,296
EXPENDITURES						
TAX BOND PRINCIPAL	0	425,000	0	0	0.0%	425,000
TAX BOND INTEREST	0	19,425	0	0	0.0%	19,425
FISCAL AGENT FEES	0	5,000	0	0	0.0%	5,000
OPERATING EXPENDITURES	0	449,425	0	0	0.0%	449,425
TOTAL EXPENDITURES	\$0	\$449,425	\$0	\$0	0.0%	\$449,425
REVENUE OVER/(UNDER) EXPENDITURES	735,323	(116,668)	206,461	206,461		

**City of Piney Point Village
Monthly Tax Office Report
January 31, 2026**

Prepared by: J Matelske, Tax Assessor/Collector

A. Current Taxable Value \$ 3,447,998,335

B. Summary Status of Tax Levy and Current Receivable Balance:

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Original Levy 0.25514	\$ 8,472,210.45		\$ 8,472,210.45
Carryover Balance	-	123,519.66	123,519.66
Adjustments	324,897.38	0.00	324,897.38
Adjusted Levy	8,797,107.83	123,519.66	8,920,627.49
Less Collections Y-T-D	6,803,704.73	0.45	6,803,705.18
Receivable Balance	\$ 1,993,403.10	\$ 123,519.21	\$ 2,116,922.31

C. COLLECTION RECAP:

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Current Month:			
Base Tax	\$ 3,708,710.18	\$ 0.45	\$ 3,708,710.63
Penalty & Interest	-	0.66	0.66
Attorney Fees	-	0.23	0.23
Other Fees	630.16	-	630.16
Total Collections	\$ 3,709,340.34	\$ 1.34	\$ 3,709,341.68

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Year-To-Date:			
Base Tax:	\$ 6,803,704.73	\$ 0.45	\$ 6,803,705.18
Penalty & Interest	-	0.66	0.66
Attorney Fees	-	0.23	0.23
Other Fees	630.21	-	630.21
Total Collections	\$ 6,804,334.94	\$ 1.34	\$ 6,804,336.28

Percent of Adjusted Levy	77.35%		77.35%
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**City of Piney Point Village
Tax A/R Summary by Year
January 31, 2026**

YEAR	BEGINNING BALANCE AS OF 12/31/2025	ADJUSTMENTS	COLLECTIONS	ENDING BALANCE AS OF 1/31/2026
2024	\$ 44,534.78	\$ -	\$ -	\$ 44,534.78
23	19,100.36	-	-	\$ 19,100.36
22	18,353.32	-	-	\$ 18,353.32
21	18,310.49	-	-	18,310.49
20	12,146.72	-	-	12,146.72
19	7,975.33	-	-	7,975.33
18	2,846.58	-	-	2,846.58
17	126.34	-	-	126.34
16	53.74	-	-	53.74
15	72.00	-	0.45	71.55
	<u>\$ 123,519.66</u>	<u>\$ -</u>	<u>\$ 0.45</u>	<u>\$ 123,519.21</u>

Check Refund Request

(Temporary Certificate of Occupancy)

Date Request: 02/12/2026	Check Request Amount: \$25,000.00	Trans Code: Incode
Original Check Received Date: 07/08/2025	Original Check Processed Date: 07/08/2025	Property Address: 245 Merrie Way Lane (New Single-Family Home)
Permit #: Incode; P#19315	Applicants Name: Steul G. Patel MD (Resident)	Applicant Contact Phone Permit Number: P#19315
Builder Contact Name and Address: Deccan Development 3510 Chenevert Street Houston, Texas 77004 ([REDACTED])	Original Resident Address: Unknown	Notes: The resident paid the temp deposit by check. The final As-Built Topo was approved by HDR Engineering on February 6, 2026. The builder completed all the construction requirements required by the city, on February 5 th , 2026. The builder/resident applied for the Temporary Certificate of Occupancy. The official deadline was on <u>August 26, 2025</u> . An appeal was granted for this property regarding the pool elevations. All fees have been paid.
Builder Phone & E-Mail: Hector Zolezzi [REDACTED]	Resident Name: Steul G. Patel MD (Resident) and Sejal P. Patel	Notes: See attached documents. The builder had to seek an appeal, related to drainage/pool elevations. The appeal was granted on 01/16/2026.
Original Receipt Transaction Receipt: 00030941 Trans: # 110.0000 Term: 998 Ref#: Check No. 2317 Date: 07/08/2025 Time: 11:24 a.m.		Make Check Payable: Steul G. Patel MD (Resident) and Sejal P. Patel 245 Merrie Way Lane Houston, Texas 77024
	Check Date:	Account Number: -
	Check Number:	Approved By:
Requested by : Annette Arriaga 	Recommendation: The building department does not recommend approval. Due to the extended time limits for the completion of the project. No refund due.	Check Refund Amount \$0.00



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

TELEPHONE (713) 782-0271
FAX (713) 782-0821

Friday, July 11th, 2025

Deccan Development Co;
3510 Chenevert Street
Houston, Texas 77004
[REDACTED]

Re: Temporary Certificate of Occupancy

Permit No. P# 19315

Ref: **245 Merrie Way Lane**, Houston, Texas 77024. (City of Piney Point Village)

The City of Piney Point Village is issuing a Temporary Certificate of Occupancy, authorizing your occupancy of 245 Merrie Way Lane before the completion of the final City checklist.

Your signature below indicates that you have agreed to complete all City requirements within the next (45) days. Specifically, you agree that the \$25,000 fiscal security posted to the city will serve as a security to the city that the following items will be completed no later than the end of business day, on **Tuesday, August 26, 2025**.

- Drainage Final
- Driveway Final
- Fence Final
- Final As Built Topo
- Irrigation Final
- Memorial Village Water Authority Cleanout Approval
- Pool Final
- Deck Final
- Tree Final

Failure to comply with or complete any item on the City's checklist for occupancy by the agreed upon such time, will result in the city revoking the Temporary Certificate of Occupancy and levying a fine of \$2,000 per day, to be taken from the posted security.

By signing below, you are acknowledging that you have requested and been given a Temporary Certificate of Occupancy and failure to perform as agreed will result in the revocation of the Temporary Certificate of Occupancy.

Sincerely


Robert Pennington

City Administrator/City of Piney Point Village

Agreed: (Builder) Mr. Hector Zolezzi w/ Decann Development

Agreed: (Resident) Mr. Setul G. Patel, MD, MBA





City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

TELEPHONE (713) 782-0271
FAX (713) 782-0821

CITY OF PINEY POINT VILLAGE

Certificate of Occupancy



THIS FORM WAS PRINTED ON 2/06/2026

245 MERRIE WAY LANE

This Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance, this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use.

PROJECT #: 19315

OCCUPATION TYPE: NEW SINGLE FAMILY

PROPERTY OWNER: SETUL G. PATEL MD, MBA

BUILDER/CONTRACTOR NAME: DECCAN DEVELOPMENT CO.

PROJECT COMPLETION DATE: February 5th, 2026

(APPROVED BY)

(DATE)

Development Services Director

Annette Arriaga



February 5, 2026

Karl John Breckon
Dunaway | BEC
3200 Wilcrest Drive Suite 440
Houston, Texas 77042

Re: On-Going Services
As-Built Review of 245 Merrie Way – **Fourth Submittal**
Piney Point Village, Texas
HDR Job No. 10420850

Dear Mr. Breckon,

We are in receipt of the As-Built Drainage Plan for the above referenced address, dated 12/11/2025. Based on the submitted elevations, as well as your review and statement that the plan conforms to the approved drainage plan, the City interposes no objection to the as-built drainage plan, contingent upon the following:

- The pool deck and coping elevations along the East side of the structure do not conform to City Ordinance Chapter 34 – Article IV. The engineer of record acknowledges the proposed nonconformance in the letter dated 1/15/2026, has appeared to mitigate any effects of the non-conformance with the drainage plan signed and sealed on 6/2/2025, and has indicated no adverse impact from the proposed nonconformance to the drainage on the adjacent properties.

Please note, this does not necessarily mean that the entire plans, including all supporting data and elevations, have been completely checked and verified. However, the plan is signed, dated, and sealed by both a Professional Land Surveyor and a Professional Engineer, both of which are registered to practice in the State of Texas, which therefore conveys their professional responsibility and accountability.

Please contact Ms. Annette Arriaga with the City of Piney Point Village at 713-782-0271 to obtain your approved As-Built plan.

Sincerely,

HDR Engineering, Inc.

Aaron Croley, P.E., CFM
Project Engineer

Cc: Annette Arriaga – City of Piney Point Village

hdrinc.com

4828 Loop Central Drive, Suite 700
Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754



3200 Wilcrest Drive, Suite 440
Houston, Texas 77042
P: 832-240-3771
F: 832-240-2724
TBPE #F-1114

January 15, 2026

B010839.002

City of Piney Point Village, Texas

Project Site: 245 Merrie Way Lane, Piney Point, TX 77024

To Whom it May Concern:

We are writing this appeal letter based on the comments received from Piney Point Village dated December 30, 2025, based on the "As-Built" Survey dated September 25, 2025, and the revised drainage plans dated on 01/15/2026.

As part of the comments dated December 30, 2025, we are providing the following response.

1. Per City as-built criteria and our letter dated 10/24/25, the as-built plan must show the nearest sanitary sewer manhole provided with the lid elevation. It appears that the nearest sanitary sewer manhole lid elevation is shown much higher on the as-built plan than the lid elevation shown on the last approved drainage plan with letter of no objections dated 7/25/25. Please verify the elevations shown and revise the as-built plan to ensure this criterion is met.

Response: The nearest Sanitary Sewer RIM elevations were confirmed by the surveyor Fred Lawton of South Texas Surveying. It is our understanding that there was an error on the previous survey and the elevations have been adjusted based on the City of Piney Point Benchmark No. 5.

2. Per our letters dated 10/24/25 and 9/4/25, it appears that the as-built plan shows interior finished grade elevations on the property that do not match the proposed finished grades on the drainage plan for this property that received a Letter of No objections dated 7/25/25 and do not meet the requirement of Section 34-122 of the City Code of Ordinances (Fill Ordinance). Please make the appropriate corrections in the field and/or revise the as-built plan to ensure the Ordinance is met, please review the revised drainage plan dated 01/15/2026.

Response: In reviewing the Village's ordinance Section 34-122 we are assuming you are referring to maximum allowable slope of one percent (1%) slope from the existing top of curb, edge of road (if no curb exists), existing high bank or property lines (whichever is closer to the development) from all sides.

Based on our assessment, utilizing the pool coping elevation of 65.00 and the nearest property line elevation of 64.2 over a horizontal distance of 28.5 feet results in a calculated slope of approximately 2.8%. Although this exceeds the maximum

slope of 1%, it is our professional opinion that this deviation is unlikely to have an adverse impact on adjacent properties. The proposed drainage plan is specifically designed to manage surface runoff through strategically placed catch basins, as illustrated in the submitted drainage layout. Further, there is a pool deck drain that is designed to capture the run-off in the deck area next to the residence.

We noted that you have highlighted 3 elevations on the north side of the residence and by the A/C units one at south side by the front porch. Since these "as-Built" finished grades are only a few inches higher than the approved drainage plan, it is our professional opinion that this deviation is unlikely to have an adverse impact on adjacent properties.

3. It appears that the as-built plan shows an area of impervious structures and materials exceeding 50 percent of the total lot area that does not match the proposed impervious area shown on the drainage plan for this property that received a Letter of No Objections dated 7/25/25 and does not meet the requirement of Section 74-244 of the City Code of Ordinances (Regulations). Please make the appropriate corrections in the field and/or revise the as-built plan to ensure the Ordinance is met.

Response: It is our understanding that the surveyor had some incorrect information, and the impervious cover number has been adjusted to be less than 50% on the updated survey.

4. **Elevation Adjustments and Structural Integration**

The elevation adjustments in the pool area were driven by the homeowner's intent to minimize the grade differential between the residence and the pool. Given that the pool is a permanent structural feature integral to the residence, it is reasonable to consider the pool as functionally part of the foundation system. This approach supports both structural continuity and aesthetic objectives without compromising drainage performance.

If you have any questions or comments, please let us know.

Regards,



Karl Breckon, PE
Client Development Manager
Dunaway
[REDACTED]



January 16, 2026

City of Piney Point Village, Texas

245 Merrie Way Lane, Piney Point, TX 77024

To Whom it May Concern:

We are writing this appeal letter based on the comments received from Piney Point Village dated December 30, 2025, based on the "As-Built" Survey dated September 25, 2025, and the revised drainage plans dated on 01/15/2026.

As part of the comments dated December 30, 2025, I am providing the following response.

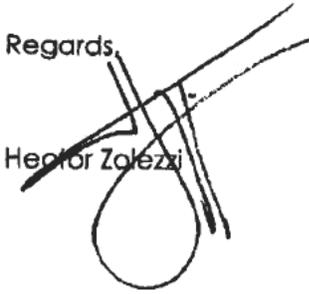
Elevation Adjustments and Structural Integration

The elevation adjustments in the pool area were driven by the Dr. Setul Patel with the intent to minimize the step between the residence and the pool. Given that the pool is a permanent structural feature integral to the residence, it is reasonable to consider the pool as functionally part of the foundation system. This approach supports both structural continuity and aesthetic objectives without compromising drainage performance.

If you have any questions or comments, please call me.

Regards,

Heor Zolezzi



Check Refund Request

(Temporary Certificate of Occupancy)

Date Request: 02/12/2026	Check Request Amount: \$25,000.00	Trans Code: Incode
Original Check Received Date: 12/18/2025	Original Check Processed Date: 12/18/2025	Property Address: 601 Grecian Way Lane (New Single-Family Home)
Permit #: Incode; P#21163	Applicants Name: Joe Bob Perkins (Resident)	Applicant Contact Phone Permit Number: P#21163
Builder Contact Name and Address: Jamestown Estate Homes 731 W 16 TH Street Houston, Texas 77008 [REDACTED]	Original Resident Address: Joe Bob Perkins Jeanne Ellen Perkins [REDACTED]	Notes: The resident paid the temp deposit by check. The final As-Built Topo was approved by HDR Engineering on February 6, 2026. The builder has completed all the construction requirements required by the city, on February 6 th , 2026. The builder/resident applied for the Temporary Certificate of Occupancy. The final completion date was February 9 th , 2026. The builder met the designated deadline. The resident was active in the process. An appeal was granted for this property regarding the pool elevations.
Builder Phone & E-Mail: Jamestown Estate Homes [REDACTED] [REDACTED]	Resident Name: Joe Bob & Jeanne Perkins [REDACTED]	Notes: See attached documents. The builder had to seek an appeal, related to drainage/pool elevations. The appeal was granted on October 23 ^r , 2025. Fees paid.
Original Receipt Transaction Receipt: 00032158 Trans: # 110.0000 Term: 998 Ref#: Check No. 1382 Date: 12/18/2025 Time: 03:26 p.m.		Make Check Payable: Joe Bob Perkins 601 Grecian Way Lane Houston, Texas 77024 [REDACTED]
	Check Date:	Account Number:
	Check Number:	Approved By:
Requested by : Annette Arriaga 	Recommendation: The building department recommends approval.	Check Refund Amount \$25,000.00



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

TELEPHONE (713) 782-0271
FAX (713) 782-0821

Monday, December 22nd, 2025

Jamestown Estate Homes
Greg Hawes
Victoria Hawes
731 W 16th Street
Houston, Texas 77008

RE: Temporary Certificate of Occupancy

Ref: 601 Grecian Way Lane, Houston, Texas 77024. (City of Piney Point Village)

The City of Piney Point Village is issuing a Temporary Certificate of Occupancy, authorizing your occupancy of **601 Grecian Way Lane** before the completion of the final City checklist.

Your signature below indicates that you have agreed to complete all City requirements within the next (45) days. Specifically, you agree that the \$25,000 fiscal security posted to the city will serve as a security to the city that the following items will be completed no later than the end of the day, **Monday, February 9th, 2026**

- Decking Final
- Drainage Final
- Driveway Final
- Generator Final
- Fence Final
- Final As Built Topo
- Mail Box Final
- Memorial Village Water Authority-Clean Out Inspection
- Tree Final

Failure to comply with or complete any item on the City's checklist for occupancy by the agreed upon such time, will result in the city revoking the Temporary Certificate of Occupancy and levying a fine of \$2,000 per day, to be taken from the posted security.

By signing below, you are acknowledging that you have requested and been given a Temporary Certificate of Occupancy and failure to perform as agreed will result in the revocation of the Temporary Certificate of Occupancy.

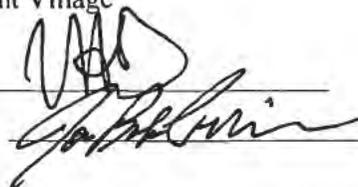
Sincerely,

Robert Pennington

City Administrator/City of Piney Point Village

Agreed: (Builder) Victoria Hawes

Agreed: (Resident) Joe Bob Perkins





City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

TELEPHONE (713) 782-0271
FAX (713) 782-0821

CITY OF PINEY POINT VILLAGE

Certificate of Occupancy



THIS FORM WAS PRINTED ON 2/06/2026

601 GRECIAN WAY LANE

Certificate issued pursuant to the requirements of the Standard Building Code certifying that at the time of issuance, this structure was in compliance with the various ordinances of the Jurisdiction regulating building construction or use.

PROJECT #: 21163

**OCCUPATION TYPE: NEW SINGLE-FAMILY
HOME**

PROPERTY OWNER: JEANNE E. AND JOE BOB PERKINS

BUILDER/CONTRACTOR NAME: JAMESTOWN ESTATE HOMES

PROJECT COMPLETION DATE: February 6, 2026

(APPROVED BY)

(DATE)

Development Services Director

Annette Arriaga



February 5, 2026

Mr. Albert A. Syzdek, Jr.
Probstfeld & Associates
515 Park Grove Drive, Suite 102
Katy, Texas 77450

Re: On-Going Services
As-Built Review of 601 Grecian Way – **First Submittal, EXPEDITED**
Piney Point Village, Texas
HDR Job No. 10420850

Dear Mr. Syzdek,

We are in receipt of the As-Built Drainage Plan for the above referenced address, dated 2/3/2026. Based on the submitted elevations, as well as your review and statement that the plan conforms to the approved drainage plan, the City interposes no objection to the as-built drainage plan, contingent upon the following:

- Areas along the perimeter of the property on the south, west, and north sides of the lot did not appear to have sod or landscaping installed at the time of the final drainage inspection conducted 2/3/2026. Per the City Building Official, an additional drainage inspection will need to be performed after all sod and landscaping are installed on the property. Also, at the City Building Official's discretion, a supplemental as-built survey may need to be performed and submitted to the City to verify the final perimeter elevations after all sod and landscaping are installed.
- The pool deck and coping elevations along the South side of the structure do not conform to City Ordinance Chapter 34 – Article IV. The engineer of record acknowledges the proposed nonconformance in the letter dated 10/2/2025, has appeared to mitigate any effects of the non-conformance with the drainage plan signed and sealed on 10/9/2025, and has indicated no adverse impact from the proposed nonconformance to the drainage on the adjacent properties.

hdrinc.com

4828 Loop Central Drive, Suite 700
Houston, TX 77081-2220
T (713) 622-9264 F (713) 622-9265
Texas Registered Engineering Firm F-754



Please note, this does not necessarily mean that the entire plans, including all supporting data and elevations, have been completely checked and verified. However, the plan is signed, dated, and sealed by both a Professional Land Surveyor and a Professional Engineer, both of which are registered to practice in the State of Texas, which therefore conveys their professional responsibility and accountability.

Please contact Ms. Annette Arriaga with the City of Piney Point Village at 713-782-0271 to obtain your approved As-Built plan.

Sincerely,

HDR Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Aaron Croley'.

Aaron Croley, P.E., CFM
Project Engineer

Cc: Annette Arriaga – City of Piney Point Village



No Objections Taken

Sam Cady

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No 1660-0008
Expiration Date 06/30/2026

02-05-2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: JOE BOB PERKINS & JEANNE E. PERKINS		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 601 GRECIAN WAY		Company NAIC Number: _____
City: HOUSTON State TX ZIP Code 77024		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: HCAD: 0936150000002 LOT 2, GRECIAN WAY		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): RESIDENTIAL		
A5. Latitude/Longitude: Lat. 29°46'35.27"N Long. 95°30'44.03"W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: 1B		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): N/A sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A		
d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): N/A sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): N/A sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: 885 sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: N/A Engineered flood openings: N/A		
d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): N/A sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): N/A sq. ft.		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: PINEY POINT VILLAGE		B1.b. NFIP Community Identification Number: 480308
B2. County Name: HARRIS	B3. State: TX	B4. Map/Panel No.: 48201C 0645 B5. Suffix: L
B6. FIRM Index Date: 11/15/2019	B7. FIRM Panel Effective/Revised Date: 6/18/2007	
B8. Flood Zone(s): X, SHADED X	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 70.7'	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input checked="" type="checkbox"/> FIS <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: I-J		
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: NAVD88 (2001 ADJ)		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 601 GRECIAN WAY	FOR INSURANCE COMPANY USE
City: HOUSTON State: TX ZIP Code: 77024	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: **PINEY POINT VILLAGE BM NO. 5** ELEVATION = 81.49' Vertical Datum: **NAVD88 (2001 ADJUSTMENT)**

Indicate elevation datum used for the elevations in items a) through h) below.

- NGVD 1929 NAVD 1988 Other: **NAVD88 (2001 ADJUSTMENT)**

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used.

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>73.03</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>N/A</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>72.43</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>72.51</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>71.3</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>72.4</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>71.4</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

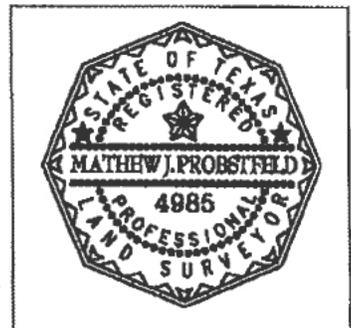
SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: **MATHEW J. PROBSTFELD** License Number: **RPLS 4985**
 Title: **PROFESSIONAL LAND SURVEYOR** FIRM #10066100
 Company Name: **PROBSTFELD & ASSOCIATES**
 Address: **515 PARK GROVE, SUITE 102**
 City: **KATY** State: **TX** ZIP Code: **77450**



Signature: _____ Date: **1/27/2026**

Telephone: _____ Ext.: _____ Email: _____

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

C2.e) Air Conditioning Unit Pad

71.0'
 (500 YR)

No Objections Taken

EC1 EC2 EC3

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 601 GRECIAN WAY	FOR INSURANCE COMPANY USE
City: HOUSTON State: TX ZIP Code: 77024	Policy Number: _____ Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: Joe Bob Perkins

Address: 601 Grecian Way

City: Houston State: TX ZIP Code: 77024

Signature: _____

Telephone: _____

Comments: _____

Photos – multiple views

No Objections Taken

Caron Cady

02-05-2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 601 GRECIAN WAY	FOR INSURANCE COMPANY USE
City: HOUSTON State: TX ZIP Code: 77024	Policy Number: _____ Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

No Objections Taken

[Signature]

02-05-2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 601 GRECIAN WAY	FOR INSURANCE COMPANY USE
City: HOUSTON State: TX ZIP Code: 77024	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG)

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

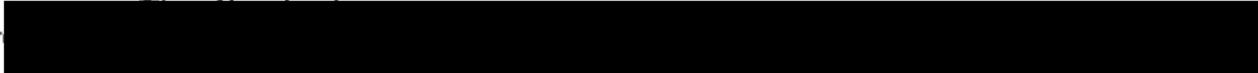
The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

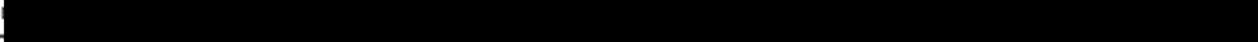
Check here if attachments are provided (including required photos) and describe each attachment in the Comments area

Property Owner or Owner's Authorized Representative Name: Joe Bob Perkins

Address: 601 Grecian Way

City: Houston State: Tx ZIP Code: 77024

Signature: 

Telephone: 

Comments: 

Described with Photos - multiple views

No Objections Taken

Caron Luby

02-05-2026

PROFESSIONAL SERVICES AGREEMENT

URBAN FORESTER SERVICES

CITY OF PINEY POINT VILLAGE, TEXAS

1. ENGAGEMENT

The City hereby retains Consultant to provide professional urban forestry consulting services in support of the City's tree preservation, construction review, beautification initiatives, and regulatory programs. Consultant accepts such engagement subject to the terms and conditions set forth herein.

2. TERM

This Agreement shall commence on February 23, 2026, and shall continue for a period of three (3) years unless terminated earlier as provided herein. The Agreement may be renewed upon the City Council's written approval.

3. SCOPE OF SERVICES

Consultant shall provide professional arboricultural and urban forestry services, including but not limited to:

- a) Review of tree surveys, tree protection plans, and construction permit submittals.
- b) Site inspections related to protected trees and construction impacts.
- c) Written recommendations regarding tree removal, mitigation, preservation, or replacement requirements.
- d) Assessment of tree damage and compliance with applicable City ordinances.
- e) Advisory assistance to City staff regarding interpretation and application of tree preservation regulations.
- f) Recommendations concerning ordinance amendments, canopy preservation strategies, and best management practices.

Meeting Participation and Advisory Support:

Consultant shall be available to attend meetings of the Beautification Committee, Planning & Zoning Commission, and City Council upon request of the City Administrator and may provide professional input and technical guidance as requested.

4. COMPENSATION

Compensation shall be on an hourly basis at the rate of \$90 per hour. Total compensation under this Agreement shall not exceed the annual budget unless otherwise authorized by the City Council. Consultant shall submit itemized monthly invoices detailing services performed.

5. INDEPENDENT CONTRACTOR

Consultant is an independent contractor and not an employee of the City. Consultant shall have no authority to bind the City unless expressly authorized in writing.

6. TERMINATION

The City may terminate this Agreement with or without cause upon thirty (30) days written notice. Consultant shall be entitled to compensation for services properly performed through the effective date of termination.

7. COMPLIANCE WITH LAW

Consultant shall comply with all applicable federal, state, and local laws.

8. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of Texas. Venue for any action shall lie exclusively in Harris County, Texas.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or understandings.

EXECUTED this ___ day of _____, 2026.

CITY OF PINEY POINT VILLAGE, TEXAS

Mayor

ATTEST:

City Secretary

CONSULTANT

Cary Moran