

**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

Phone (713) 782-0271
www.cityofpineypoint.com

**THE CITY OF PINEY POINT VILLAGE
REGULAR COUNCIL MEETING
WEDNESDAY, APRIL 29, 2026
6:00 PM**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A REGULAR COUNCIL MEETING ON WEDNESDAY, APRIL 29, 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. NEW BUSINESS

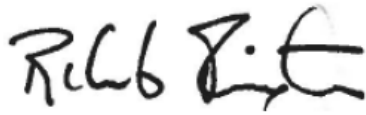
1. Consideration and possible action on approval of the Regular City Council Meeting Minutes held on March 23, 2026.
2. Consideration and possible action on the Memorial Villages Police Department.
 - a) Update on activities.
 - b) Fiscal Year 2026 Budget Amendment related to MVPD operations, including compensation strategy and operational cost adjustments.
3. Consideration and possible action to adopt Ordinance No. 2026.04 amending the City of Piney Point Village Fiscal Year 2026 Budget, appropriating \$110,300 from the Capital Improvements Program for the City's share of the MVPD Budget Amendment.
4. Consideration and possible action on the Village Fire Department.
 - a) Update on activities.
 - b) Financial-related items.
5. Consideration and possible action on City Engineering.
 - a) Update on activities.
 - b) 2026 Updates to the Drainage Criteria.

- c) ILSN Street Signs for Memorial Drive.
- d) Landtech Proposal for the 14, 15, and 16 Windermere TCE Metes and Bounds.
- 6. Consideration and possible action regarding the resignation of Solace Kirkland Southwick from the Memorial Villages Police Commission and the appointment of a replacement.
- 7. Consideration and possible action regarding the resignation of Chris Gore as Municipal Court Prosecutor, and discussion and possible appointment of a replacement.
- 8. Consideration and possible action regarding appointments and leadership updates to City boards and commissions, including the Board of Adjustment and Planning & Zoning Commission.
- 9. Consideration and possible action regarding the Mayor's Report.
- 10. Consideration and possible action regarding the City Administrator's Monthly Report, including but not limited to:
 - a) Financial Related Items:
 - i. Financial Report – March 2026.
 - ii. Property Tax Report.
 - iii. Investment Report.
 - iv. Disbursements (>\$10,000).
 - v. TCO Reimbursements.
 - b) Village Independence Festival (July 4th).
 - c) METRO Bus Stop Improvements.
 - d) Grecian Way Cul-de-Sac Landscape Proposal.
 - e) South Piney Point Irrigation Quote.
 - f) City Newsletter.
 - g) Chapelwood Proposed Improvements.
- 11. Discussion regarding potential ordinance regulating dealers in crafted precious metals, including mobile gold buyers.
- 12. Discussion of potential amendments to noise regulations related to landscaping equipment.
- 13. Discussion regarding Right-of-Way delineation and the use of bollards, rocks, and other barriers.
- 14. 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.
- 15. Discussion and possible action on items discussed in Executive Session.
- 16. Consideration and possible action on future agenda items, meeting dates, and similar matters.
 - a) Regular Council Meeting – May 11, 2026
 - b) Engineering Meeting – May 13, 2026
 - c) Beautification Meeting – May 18, 2026
 - d) Regular Council Meeting – May 26, 2026 (Tuesday)

V. ADJOURNMENT

CERTIFICATION

I hereby certify that the agenda for the April 29, 2026, meeting of the Piney Point Village City Council was posted in a location readily accessible to the public on April 23, 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: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Consideration and possible action on approval of the Regular City Council Meeting Minutes held on March 23, 2026.

Agenda Item: 1

Informational Summary

The minutes from the Regular City Council Meeting held on March 23, 2026, are presented for Council review and approval. Approval of the minutes affirms the accuracy of the City's official legislative record and ensures compliance with applicable transparency and recordkeeping requirements.

Key actions include:

1. Approval of the February 23, 2026, Regular Council Meeting Minutes.
2. Approval of the MVPD employee medical insurance renewal with Blue Cross Blue Shield for the April 1, 2026 – March 31, 2027 plan year.
3. Approval of the Lonestar Tree Services proposal for South Piney Point Road tree removal.
4. Adoption of Ordinance No. 2026.03, canceling the May 2, 2026, General Municipal Election, and Resolution No. 2026.03-A, confirming the joint election and early voting schedule.
5. Approval of Pay Estimate No. 3 to Experts Underground Solutions, LLC for the Chuckanut Drainage and Paving Improvements Project.
6. Adoption of Resolution No. 2026.03-B suspending the interim GRIP rate adjustments filed by CenterPoint Energy Resources Corp.

Recommendation

Staff recommends approval of the March 23, 2026, Regular City Council Meeting Minutes as presented.

MINUTES

CITY OF PINEY POINT VILLAGE

REGULAR COUNCIL MEETING

March 23, 2026 | 6:00 P.M.

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

Councilmembers Present:

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

Councilmembers Absent: Michael Herminghaus (Position 1).

City Representatives Present:

Robert Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, MVPD Police Commissioner; Ray Schultz, MVPD Police Chief; Blair Cerny, MVPD Police Detective; Dan Ramey, VFD Commissioner; Brian Croft, VFD Fire Chief; Gracie Moylan and John Peterson, City Engineering.

Call to Order

Mayor Dutt called the meeting to order at 6:01 p.m., noting a quorum was present.

Pledge of Allegiance

The Pledge of Allegiance was led by the Council.

Citizens Wishing to Address Council

- Mr. Xi, who lives at 12 Windermere Lane, spoke to the city regarding on-street parking near the Windermere and S. Piney Point intersection. He expressed concerns that parked vehicles restrict visibility and impede ingress and egress to the neighborhood, and raised the potential impact on emergency access.
- Mr. Beasley, resident of 14 Windermere Lane, urged the City to expedite the drainage project addressing erosion near the 24-inch outfall behind his property. He also requested an update on progress related to the shared easement with the adjacent property. Staff noted that a meeting will be scheduled with HDR to review options to resolve delays in easement access.
- Ms. Freedman, resident at 360 Piney Point Road, addressed the City regarding concerns about permitting activity at neighboring properties and referenced prior experiences in another municipality. Mr. Freedman requested a follow-up regarding prior interactions with a neighbor, and it was agreed to schedule a meeting to discuss his questions.

NEW BUSINESS

1. Consideration and possible action on approval of the Regular City Council Meeting Minutes held on February 23, 2026.

- Motion: Bender moved to approve the minutes as presented. Rohde seconded.
- Vote: AYES: 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 February 2026 activity report.

- Chief Schultz provided an update to the Council regarding the renewal rates and options for medical insurance, as approved by the Police Commission on February 25, 2026. The Council discussed potential strategies to improve PPV-MVPD insurance rates going forward.
 - **Motion:** Bender moved to approve the PPV-MVPD employee medical insurance renewal with Blue Cross Blue Shield for the plan year April 1, 2026, through March 31, 2027, as recommended by the Police Commission. Rohde seconded.
 - **Vote:** AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - **Action:** Motion approved.

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

- Chief Croft provided the February 2026 activity update.
- Commissioner Ramey provided the VFD FY2024 Audit presentation.
- No other action was taken.

4. Consideration and possible action on City Engineering.

- HDR updated the Council on the Harris County Traffic Signals Project along Memorial Drive. This included procuring decorative signal and lighting infrastructure, reviewing ILSN street sign mockups, and coordinating with third-party providers on technology and operational improvements. HDR will propose recommended modifications to the options at the upcoming engineering meeting. No further formal action was taken.
- The Council discussed the removal of trees in the South Piney Point ravine, including past scope limitations and responsibilities for trees in and outside the City right-of-way. They reviewed a proposal from Lonestar Tree Services for tree removal and associated traffic control. The Council asked staff to contact the neighboring resident to explore collaboration with the contractor and suggested the resident consider financing the removal of fallen trees from their property separately from the city's efforts.
 - **Motion:** Rohde moved to approve the Lone Star Trees proposal for \$8,200 and requested that the city administrator contact the neighbors to give them an opportunity to work independently with the contractor regarding work on private property. Bender seconded the motion.
 - **Vote:** AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - **Action:** Motion approved.
- HDR provided an update to the Council regarding the repair work on the 24-inch outfall at Windermere and noted the ongoing erosion issues at the site. The Beasleys were involved in the discussion, expressing their desire for prompt action. In response, HDR plans to explore possible changes to the construction easement to expedite progress and will assess a retaining wall that could obstruct an alternative realignment.
- The Council received status on the Kinkaid Traffic Study, which HDR is reviewing after coordinating with the consultant.
- The County Contractor will arrange for a review of the base repair with HDR before the final asphalt layer is applied. The Memorial Drive Repaving Project is moving along quickly.
- HDR reported on a CenterPoint emergency repair at Wickwood and Memorial, resulting in drainage and ADA concerns, with the city coordinating corrective action.

5. Consideration and possible action regarding the joint election with Spring Branch Independent School District for the General Municipal Election on May 2, 2026, including accepting certification of unopposed candidates for Positions 3, 4, and Mayor; adoption of an ordinance canceling the election; and adoption of a resolution clarifying early voting dates under the joint election agreement.

- Council considered acceptance of the Certification of Unopposed Candidates, adoption of Ordinance No. 2026.03 canceling the election, and adoption of Resolution No. 2026.03-A confirming participation in the joint election and early voting schedule.
 - Motion: Kollenberg moved to accept the Certification of Unopposed Candidates for Mayor and Positions 3 and 4, adopt Ordinance No. 2026.03, canceling the May 2, 2026, General Municipal Election, and adopt Resolution No. 2026.03-A confirming participation in the joint election with Spring Branch ISD and approving the early voting schedule, including acknowledgment of the San Jacinto Day holiday. Bender seconded the motion.
 - Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Motion approved. Ordinance No. 2026.03 was adopted, and Resolution No. 2026.03-A was formally approved.

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

- Mayor Dutt provided an update and clarification on the paving status of Memorial Drive.
- Mayor Dutt noted that the VFD Commission chair rotation is approaching and highlighted several key initiatives completed during Piney Point's tenure.

7. Consideration and possible action regarding the City Administrator's Monthly Report, including the Financial Report – February 2026, Property Tax Report, Disbursements greater than \$10,000; Reimbursement of temporary certificate of occupancy.

- The City Administrator presented items included in the monthly report.
- The Council assessed the final payment for the Chapelwood Drainage Project.
 - Motion: Bender moved to approve Pay Estimate No. 3 to Expert Underground Solutions, LLC in the amount of \$15,963.27. Rohde seconded.
 - Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
 - Action: Disbursement was approved as presented.
- Councilmember Kollenberg inquired how the administration plans to address obstructions within the right-of-way. Mr. Pennington stated that staff will bring forward a uniform standard for right-of-way treatments, including a chain-and-bollard option, to help residents discourage off-surface parking while maintaining consistency citywide. Council discussed potential right-of-way restrictions, with the item to be reviewed at an upcoming engineering meeting and considered for a future agenda.
- No further action was taken.

8. Consideration and possible action on Resolution No. 2026.03-B suspending the April 18, 2026, effective date of the proposed interim GRIP rate adjustments filed by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas, for the Houston Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas, related to 2025 gas utility investment.

- Motion: Councilmember Rohde moved to adopt Resolution No. 2026.03-B suspending the April 18, 2026, effective date of the proposed interim GRIP rate adjustments filed by CenterPoint Energy Resources Corp. Councilmember Bender seconded the motion.
- Vote: AYES: Kollenberg, Bender, Rohde, and Curth | NAYS: None.
- Action: Resolution No. 2026.03-B approved.

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

- Council convened into Executive Session at 7:52 p.m.
- Council reconvened into Open Session at 8:12 p.m.

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

- No formal action was taken following the Executive Session.

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

- Council reviewed upcoming meetings with no expected changes.
- The next Regular Council Meeting is scheduled for April 29.
- No formal action taken.

ADJOURNMENT

- Councilmember Bender moved to adjourn; Councilmember Rohde seconded.
- Mayor Dutt adjourned the meeting at 8:14 p.m.

PASSED AND APPROVED on the **29th** day of **April** 2026.

Aliza Dutt
Mayor

Robert Pennington
City Administrator / Authorized City Secretary

TO: City Council

VIA: R. Schultz, Police Chief

MEETING DATE: April 29, 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 March 2026 operational report from the Memorial Villages Police Department (MVPD). The attached binder includes detailed information on calls for service, enforcement activity, arrests, crime trends, ALPR analytics, staffing updates, and budget performance.

a) Activity Review – March 2026

- **Department-Wide Activity**
 - Total calls/incidents: 6,337
 - Citations issued: 1,076
 - Average emergency response time: 3:36 minutes
- **Piney Point Village Activity**
 - Total calls/incidents: 1,368
 - Citations issued: 529
 - Average emergency response time: 4:55 minutes
- **Criminal Activity:**
 - Crimes Against Persons: 3
 - Crimes Against Property: 12
 - Arrests: 23 (17 Warrants, 1 Class C, 1 Felony, 4 Intoxication)
- **Notable Activity:**
 - Ongoing investigation involving mail theft and check fraud cases, with coordination with U.S. Postal Inspectors; suspect in custody.
 - Active fraud investigation involving approximately \$90,000.
 - Increased patrol and monitoring associated with the Memorial Drive resurfacing project.
 - Response to mental health-related trespass situation involving a vacant residence.
 - Recovery of runaway juveniles from Spring, Texas.
- **Budget Performance:**
 - Personnel: \$1,558,635 (21.6%)
 - Operating: \$593,940 (44.4%)
 - Total M&O: \$2,152,575 (25.2%)
- **Community Engagement:**
 - Participation in the Birdies Fore Blues Golf Tournament supporting community engagement.
 - Ongoing coordination for Village Independence Festival (July 4th).
 - Participation in the community Ramadan event hosted at the department.
 - Continued growth in V-LINC registrations across the Villages.

b) **Fiscal Year 2026 Budget Amendment (MVPD AMENDMENT 2026-01)**: Several changes have been made to the MVPD budget to address increased personnel costs, insurance adjustments, and operational needs. The

amendment is supported through a combination of contributions from participating villages and external funding sources, including grants.

The proposed FY2026 amendment increases the MVPD General Fund by \$399,396, funded by \$330,900 from the villages and \$68,496 in grant funding. The amendment is fully balanced, with no net surplus or deficit. Piney Point Village’s share is \$110,300, representing one-third of the village-funded portion.

Additionally, the Auto Replacement Fund increases by \$47,408, fully funded through asset sale proceeds and insurance claims, resulting in no financial impact to the participating villages.

Fund / Category	Total (\$)	PPV (\$)
General Fund – Sources		
<i>Grant Funding</i>	68,496	—
<i>Village Contributions</i>	330,900	110,300
Total Sources	\$399,396	\$110,300
General Fund – Uses	\$399,396	\$110,300
Over / (Under)	0	0
Auto Replacement Fund – Sources	\$47,408	—
Auto Replacement Fund – Uses	\$47,408	—
Over / (Under)	0	0

Recommendation:

Staff recommends approval of the Memorial Villages Police Department Fiscal Year 2026 Budget Amendment (MVPD Amendment 2026-01) as presented.



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

Raymond Schultz
Chief of Police

April 13, 2026

TO: MVPD Police Commissioners

FROM: R. Schultz, Chief of Police

REF: March 2026 Monthly Report

During the month of March, MVPD responded/handled a total of 6,337 calls/incidents. 3,351 house watch checks were conducted. 1055 traffic stops were initiated with 1076 citations being issued for 1641 violations. (Note: 39 Assists in Hedwig, 203 in Houston, 2 in Spring Valley and 0 in Hillshire)

Calls/Events by Village were:

Village	Calls/YTD	House Watches/YTD	Accidents	Citations	Response Time
Bunker Hill:	2460/6068	1328/2685	2	319/226/545	7@2:55
Piney Point:	1368/4218	690/2094	2	221/308/529	4@4:55
Hunters Creek:	2139/6161	1325/3628	6	281/285/566	5@4:00
				Cites/Warn/Total	16@3:36

Type and frequency of calls for service/citations include:

Call Type	#	Call Type	#	Citations	#
False Alarms:	137	E-Bike Violations	4	Speeding:	281
Animal Calls:	24	Ord. Violation	16	Exp. Registration	433
ALPR Hits:	26	Information	71	Ins	170
Assist Fire:	35	Suspicious Situation	75	No License	118
Assist EMS:	29	Loud Party	11	Stop Sign	103
Construction Checks	658	Welfare Checks	5	Fake Plate	31

*This month the department generated a total of 84 police reports.
 BH-27, PP-20, HC-31, HOU-6, HED-0, SV-0*

Crimes Against of Persons (3)

Assault (DV) 3

Crimes Against Property (12)

ID Theft/Fraud	10	Motor Vehicle Theft	1
Theft	1		

Petty/Quality of Life Crimes/Events (69)

ALPR Hits (valid)	1	DWI	4
Accidents	10	UUMV	1
Warrants	17	Fake Plates	10
Towed vehicles	13	Misc	13

Arrest Summary: Individuals Arrested (23)

Warrants	17	DWI	4
Class 3 Arrests	1	Felony	1

Budget YTD:	Expense	Budget	%
• Personnel Expense:	1,558,635	7,200,278	21.6%
• Operating Expense:	593,940	1,336,216	44.4%
• Total M&O Expenditures:	2,152,575	8,536,494	25.2%
• Capital Expenses:	0	144,000	0%
• Net Expenses:	2,152,575	8,680,494	25.0%

Follow-up on Previous Month Items/Requests from Commission

Staff met with the finance committee and completed work on a 2026 budget amendment to address 2026 budget shortages due to insurance increases and other unexpected increased expenses.

Personnel Changes/Issues/Updates

Officer Pavlock submitted his resignation effective 4/3/26.

Major/Significant Events/Updates

Detectives have been working closely with US Postal Inspectors and Inspector General staff on 50+ cases involving mail theft and forgery of residents SBISD tax payment checks. A suspect has been taken into custody in conjunction with the USPS. The investigation is continuing as the case is large and complex and crosses multiple jurisdictions.

Work started on the Memorial Drive resurfacing project. MVPD SET team personnel have been closely monitoring the area for traffic violators and monitoring construction equipment and supplies as it is parked/left overnight.

Officers have been dealing with a mental health consumer who is convinced that she owns a vacant home in the villages. She had obtained the access code to the home and had relatives staying in the house who were from out of town. The suspect has been criminally trespassed from the property and detectives are working with the new homeowner on the issue.

On 3/9/26 MVPD at 1am, officers located 2 teenage girls who had run away from home taking a parents vehicle from Spring, Texas. The girls had come to Houston to meet some boys. Officers observed the girls traveling through the villages and initiated a traffic stop. Officers were able to tell the girls were lying about their ages, and reason for being out at that time. The girls were detained and turned over to their parents.

Detectives are working on a fraud case where a resident was scammed out of \$90,000 in cash. Detectives are working with law enforcement agencies in Virginia where a portion of the funds were sent via FedEx.

Community Projects

On 3/3/26 the MVPF and Memorial High School students hosted the Annual Birdies Fore Blues Golf Tournament. Over 100 community golfers supported the annual fundraiser. The event was highly praised by student athletes and guests as a premiere event.

Staff have been meeting with VIF planning officials making arrangements for the July 4th parade and festival.

Staff participated in the annual community Ramadan Dinner and celebration at the department.

V-LINC new registrations in March +19

BH – 1806(+2)
PP – 1324 (+6)

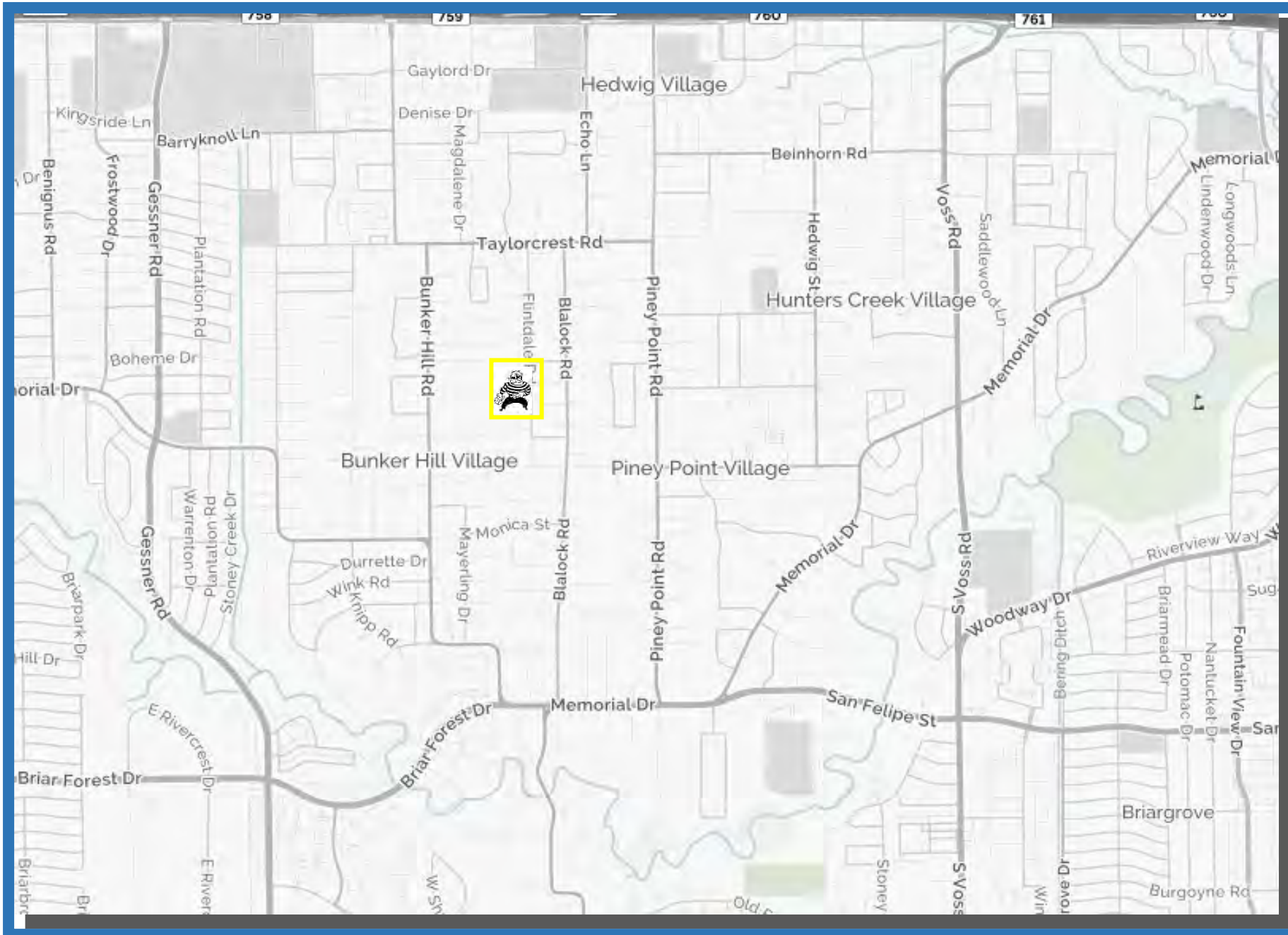
HC – 1826 (+11)
Out of Area – 657 (+0)

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	17:43:36	17:17:59										8	66
BAKER, BRIAN C	*	0:00:00	2:07:02	0:56:47										1	
BALDWIN, BRIAN	*	5:24:20	0:00:00	0:00:00											
BIEHUNKO, JOHN		16:20:41	16:32:10	18:51:07										2	58
BOGGUS, LARRY	*	0:00:00	0:03:01	0:00:00											
BURLESON, Jason		18:54:09	10:23:42	9:47:45										1	45
BYRD, Rachied		19:29:59	26:30:57	7:41:15										3	67
CANALES, RALPH EDWARD		19:38:24	20:00:13	14:48:57										4	52
CERNY, BLAIR C.	*	0:00:00	1:41:03	1:56:26										1	
GARCIA, CHRIS														8	39
GONZALEZ, Jose		29:48:21	12:27:13	8:03:55											13
HARWOOD, NICHOLAS		12:57:06	16:50:56	8:17:39										5	24
JARVIS, RICHARD		17:59:41	13:37:50	15:29:35										3	51
JOHNSON, JOHN		16:52:47	9:58:11	8:39:44										3	42
JONES, ERIC	*	0:02:59	0:00:00	0:00:00										1	
KING, JEREMY		3:46:54	0:04:30	0:55:40											
KUKOWSKI, Andy		19:01:24	12:06:04	14:29:30										3	57
MCELVANY, ROBERT		7:34:39	6:14:04	15:26:42										2	25
MILLARD, Shaneca		18:11:21	23:05:30	12:39:07										3	34
ORTEGA, Yesenia		26:42:03	14:47:34	14:06:26										5	46
OWENS, LANE	*	0:00:00	0:04:25	0:00:00											
PALOMINO, Michelle		22:07:16	17:38:36	24:19:22										7	45
PAVLOCK, JAMES ADAM		17:28:44	11:29:51	12:53:30										5	23
RODRIGUEZ, CHRISTOPHER	*	2:19:56	0:00:00	3:10:11											
RODRIGUEZ, JOSE		19:09:35	14:55:02	7:38:57										2	46
RODRIGUEZ, REGGIE		14:43:28	7:48:55	31:24:20										2	73
SCHULTZ, RAYMOND	*	0:11:12	0:02:27	0:00:00											
SILLIMAN, ERIC		11:30:43	10:30:37	12:46:25										3	76
SPRINKLE, MICHAEL		20:54:49	24:42:01	17:02:31										3	33
TAYLOR, CRAIG		25:59:44	21:11:07	20:38:13											51
VALDEZ, JUAN		17:05:04	17:02:22	17:16:04										2	51
WHITE, TERRY		27:08:04	17:35:04	23:46:20										7	59
* = Admin													Total	84	1076

Dispatch Committed Time														Yr Total
911 Phone Calls		310	226	268										804
3700 Phone Calls		3986	2415	2412										8813
DP General Phone Calls*		91:48:32	73:28:26	56:15:37										
Radio Transmissions		17926	11013	11958										

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



2026 Burglary Map

Address	Alarm	POE
3 Liberty Bell Circle	N/A	Rear Door

2026 Robberies

Address	MO
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 Daytime Burglary

 Nighttime Burglary

 Robbery



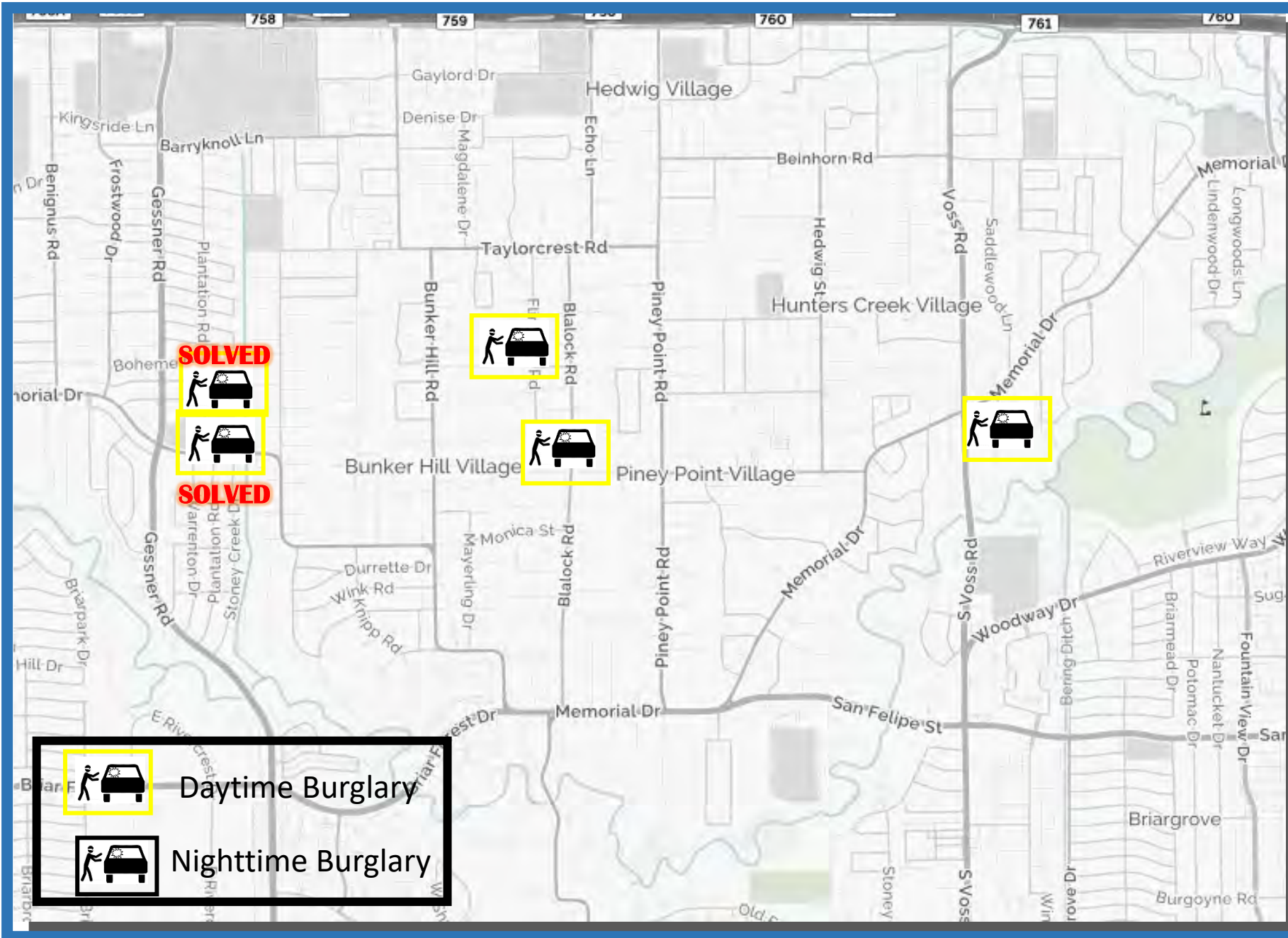
2

3

3/31/26

2026 Auto Burglary Map

Address	POE
12122 Tara Dr.	UNL
12131 Rhett	UNL
409 Ripplecreek	UNL**
11600 Mockingbird	UNL
11700 Flintwood	UNL



Contractor

Lock/Win Punch

- Jugging
- ** unknown where occurred



Blue Entry = Actual Location Unknown

SOLVED

3/31/26



2026 Auto Theft Map

Address	POE
825b Saddlewood Ln	UNL
800 Ourlane Cir	UNL

Burglary

Daytime Theft

Nighttime Theft

2

3

Blue Entry = Actual Location Unknown

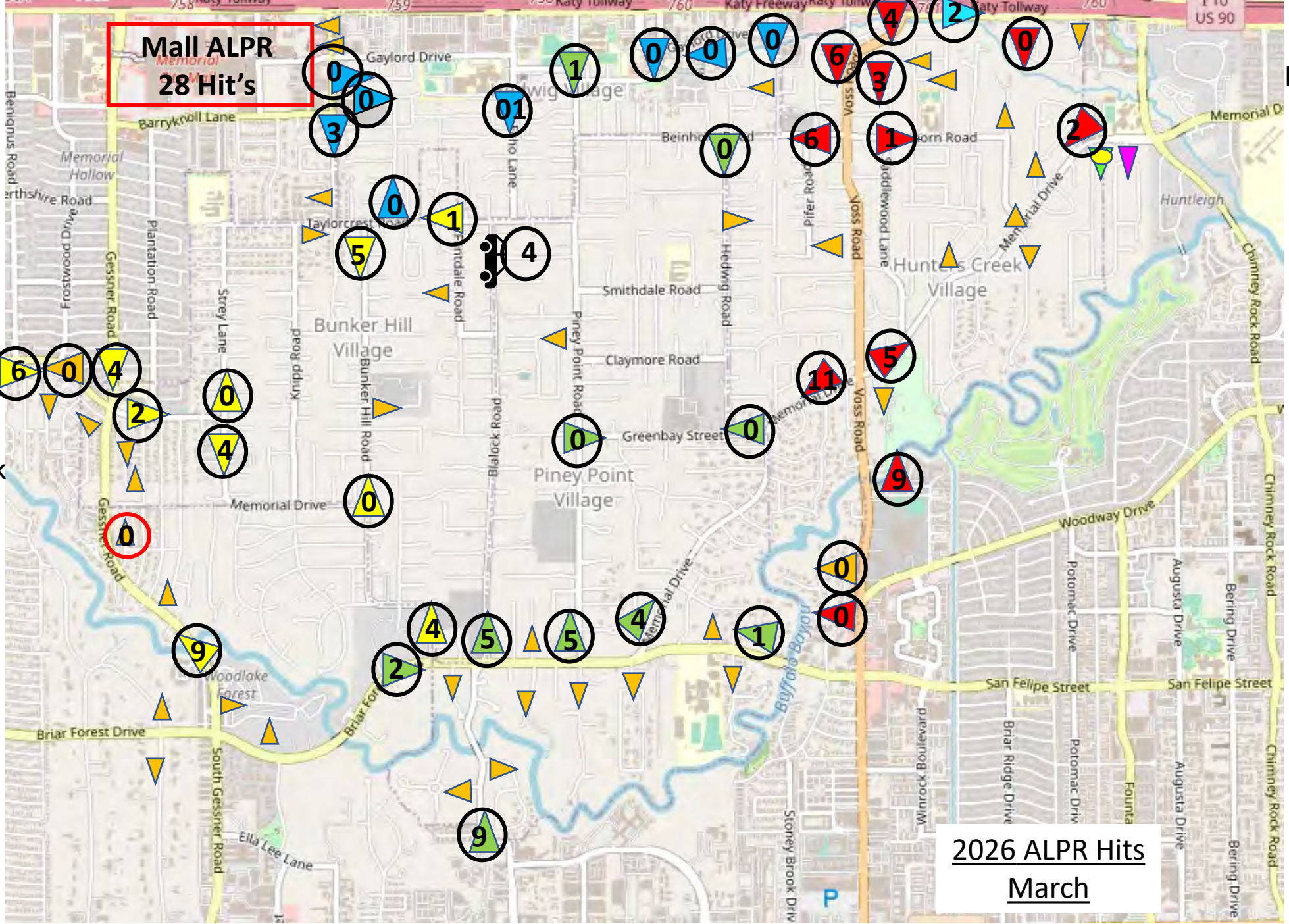
SOLVED

3/31/26


Mall ALPR
28 Hit's

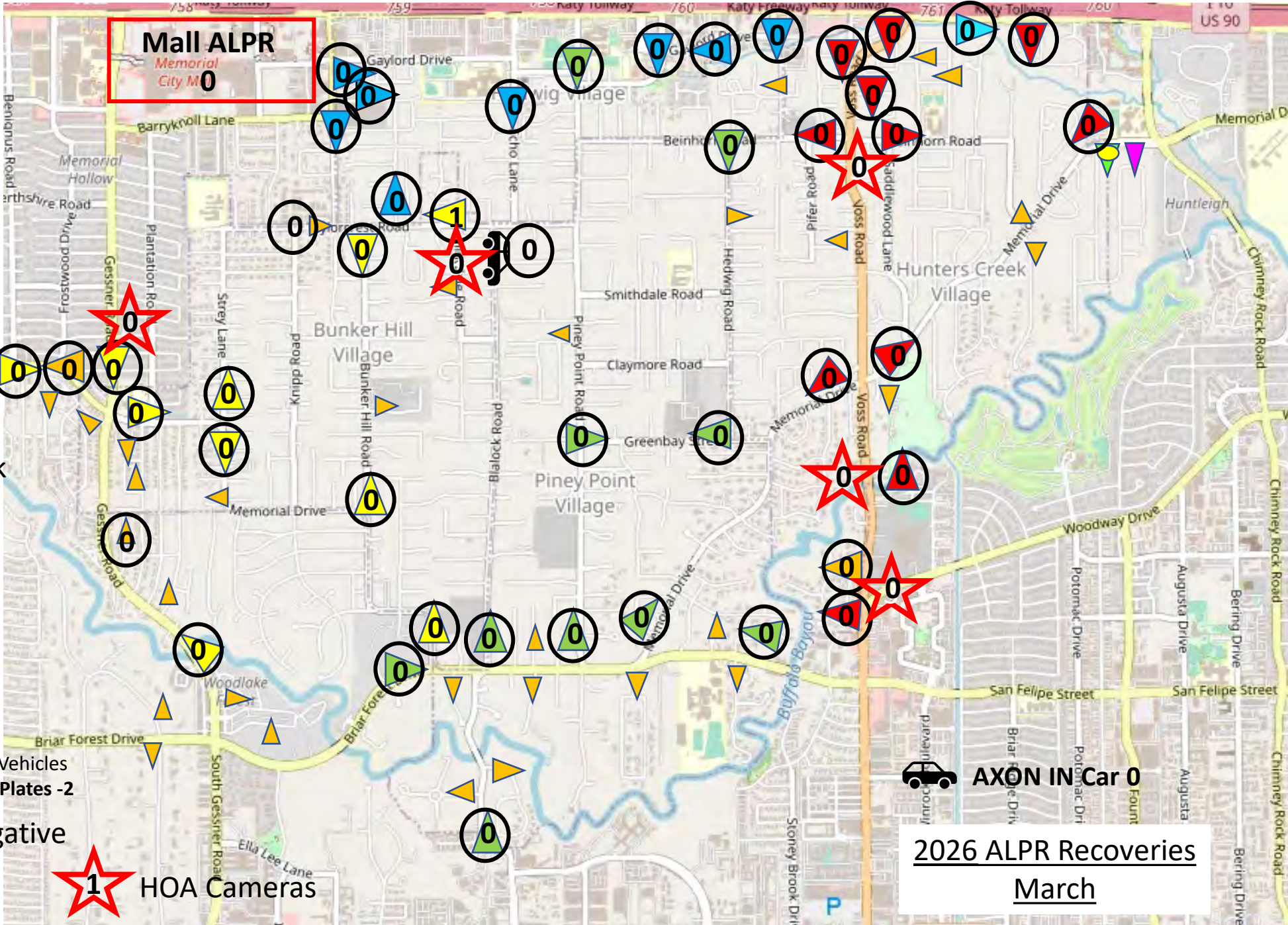
- Hedwig  (2)
- Bunker Hill 
- Piney Point 
- Hunters Creek 
- Frequent Mobile Locations 
- 107** Total Hits
- 

- Lindenwood HOA 
- Longwoods HOA 
- US Coins 
- HOA Systems-34 



2026 ALPR Hits
March

3/31/26 



Hedwig



Bunker Hill



Piney Point



Hunters Creek



Frequent Mobile Locations



1 Recovered Vehicles
Recovered Plates - 2

1 Investigative Leads

1 HOA Cameras

Lindenwood HOA



Longwoods HOA



US Coins



HOA Systems

Recovered



Recovered



2

3/31/26



AXON IN Car 0
2026 ALPR Recoveries
March



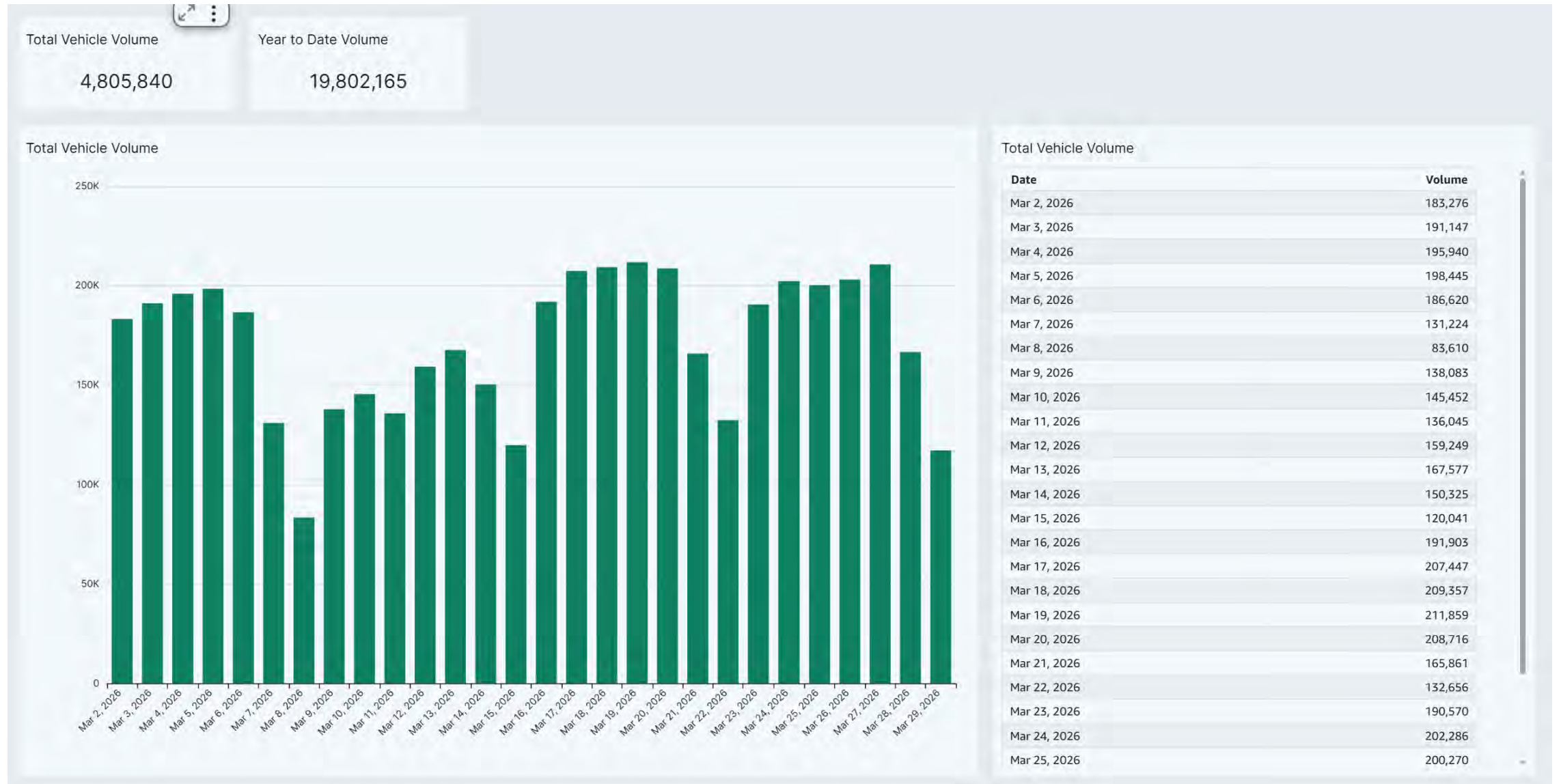
MARCH 2026 ALPR REPORT



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 4,805,840

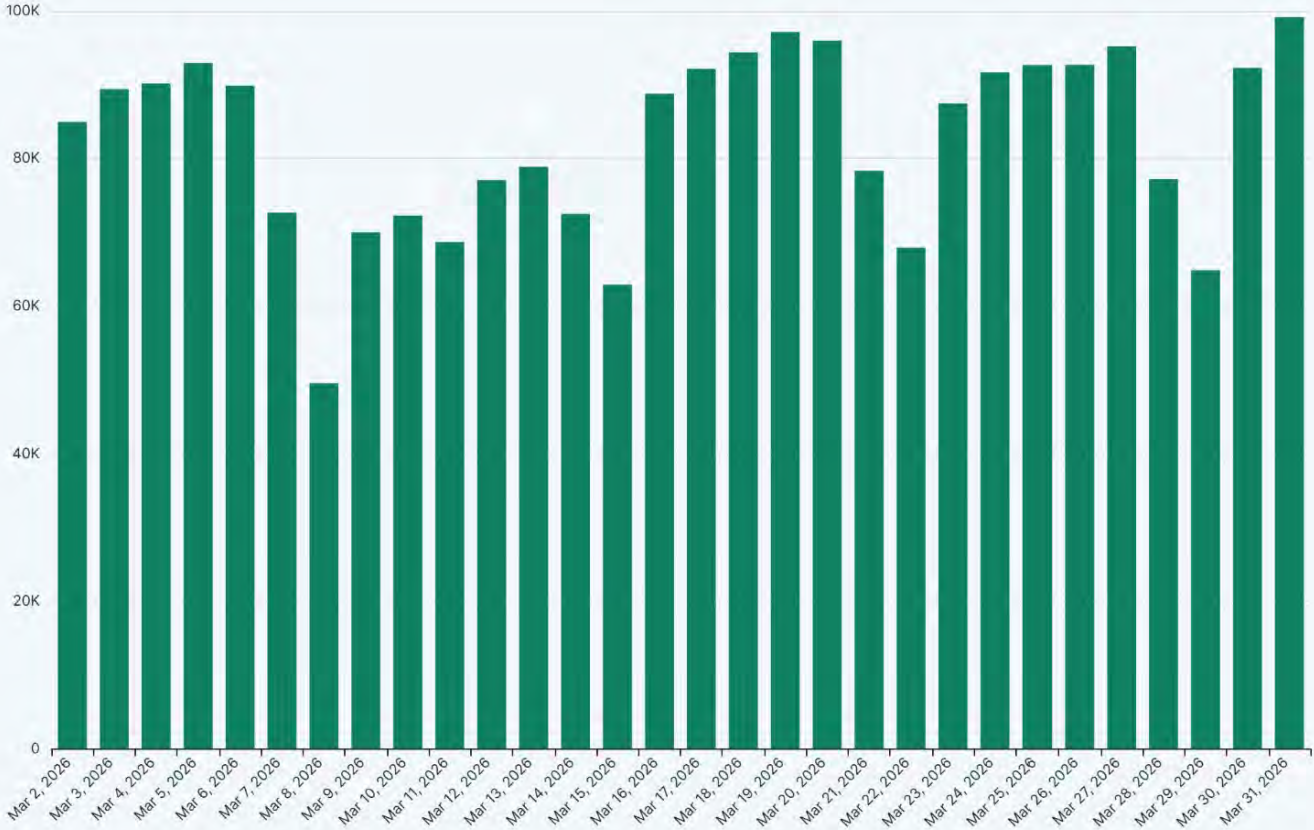


Unique Reads 962,162

Unique Vehicle Volume

962,162

Unique Vehicle Volume



Unique Vehicle Volume

Date	Total Unique Plates
Mar 2, 2026	84,948
Mar 3, 2026	89,417
Mar 4, 2026	90,198
Mar 5, 2026	92,962
Mar 6, 2026	89,885
Mar 7, 2026	72,661
Mar 8, 2026	49,619
Mar 9, 2026	69,982
Mar 10, 2026	72,260
Mar 11, 2026	68,663
Mar 12, 2026	77,068
Mar 13, 2026	78,872
Mar 14, 2026	72,487
Mar 15, 2026	62,860
Mar 16, 2026	88,793
Mar 17, 2026	92,162
Mar 18, 2026	94,401
Mar 19, 2026	97,154
Mar 20, 2026	95,991
Mar 21, 2026	78,332
Mar 22, 2026	67,892
Mar 23, 2026	87,480
Mar 24, 2026	91,688
Mar 25, 2026	92,678

All Categories – All Hotlists

Total Hotlist Alerts

2,978

Official Hotlist Alerts

102

Your Custom Hotlist Alerts

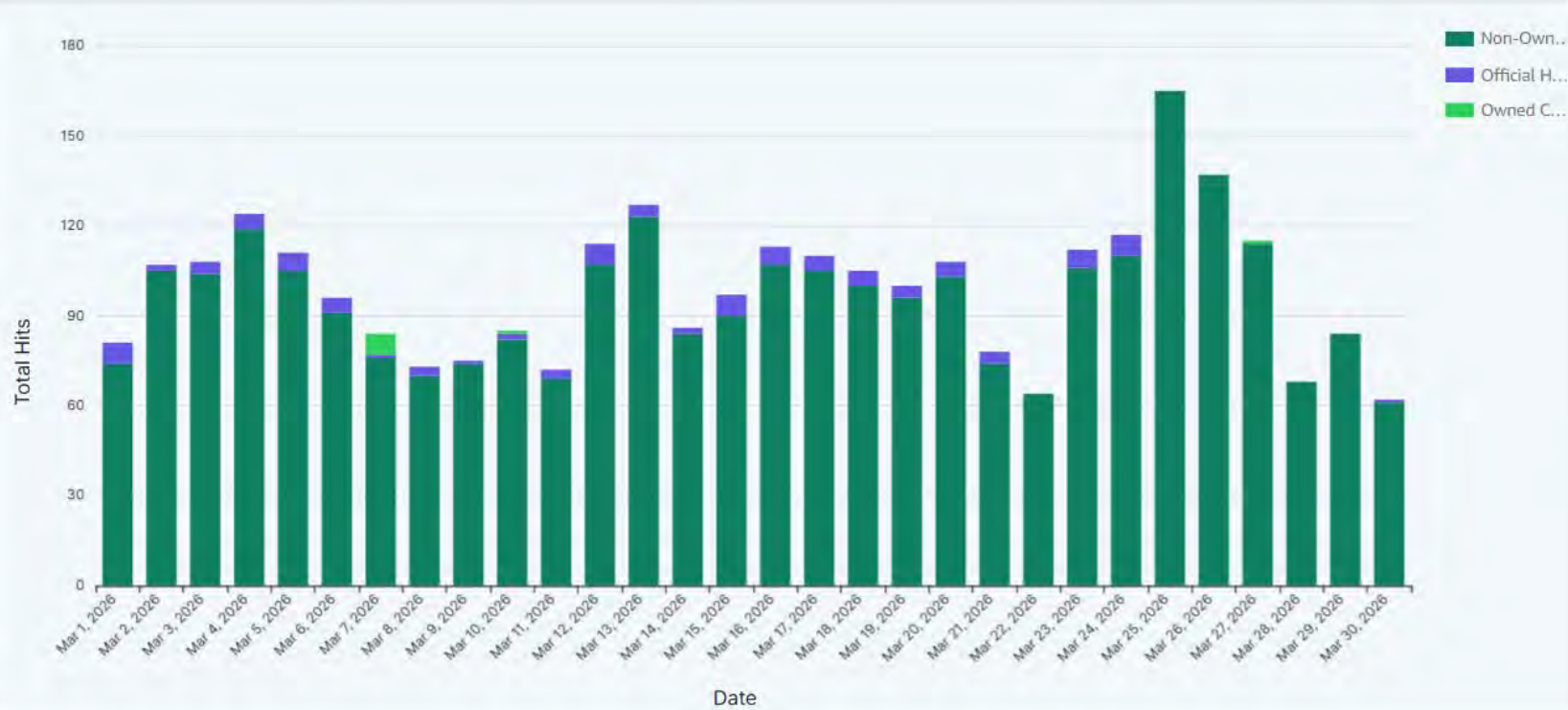
9

Other Custom Hotlist Alerts on
Your Networks

2,867

Total Alerts by Topic

Topic	Alerts
Non Owned Custom Hotlist Alert	2,867
Sex Offender	76
Stolen Plate	14
Custom Hotlist Alert	9
Stolen Vehicle	7
Warrants	5



Top 6 Categories

Total Hotlist Alerts

31

Official Hotlist Alerts

22

Your Custom Hotlist Alerts

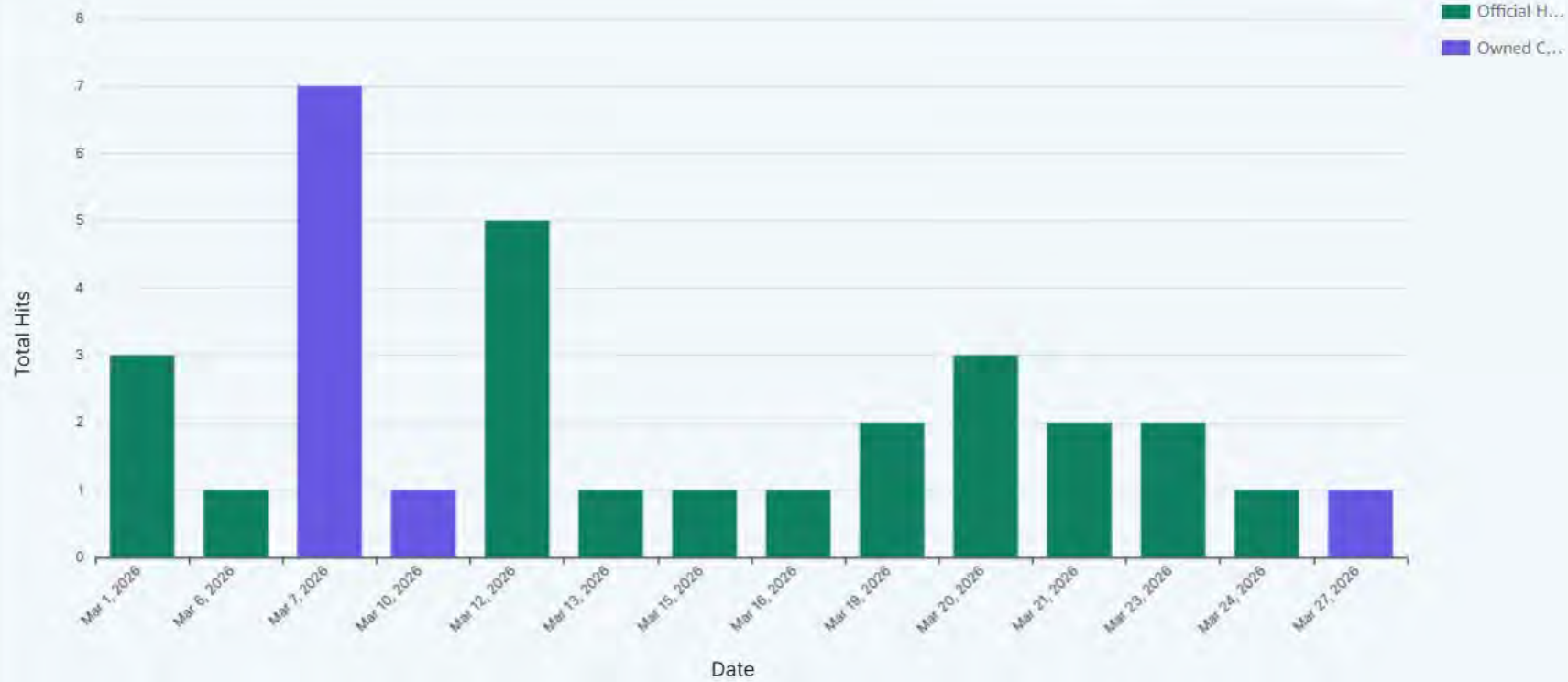
9

Other Custom Hotlist Alerts on
Your Networks

No data

Total Alerts by Topic

Topic	Alerts
Stolen Plate	14
Custom Hotlist Alert	9
Stolen Vehicle	7
Protective Interest	1



Sex Offenders

Total Hotlist Alerts

76

Official Hotlist Alerts

76

Your Custom Hotlist Alerts

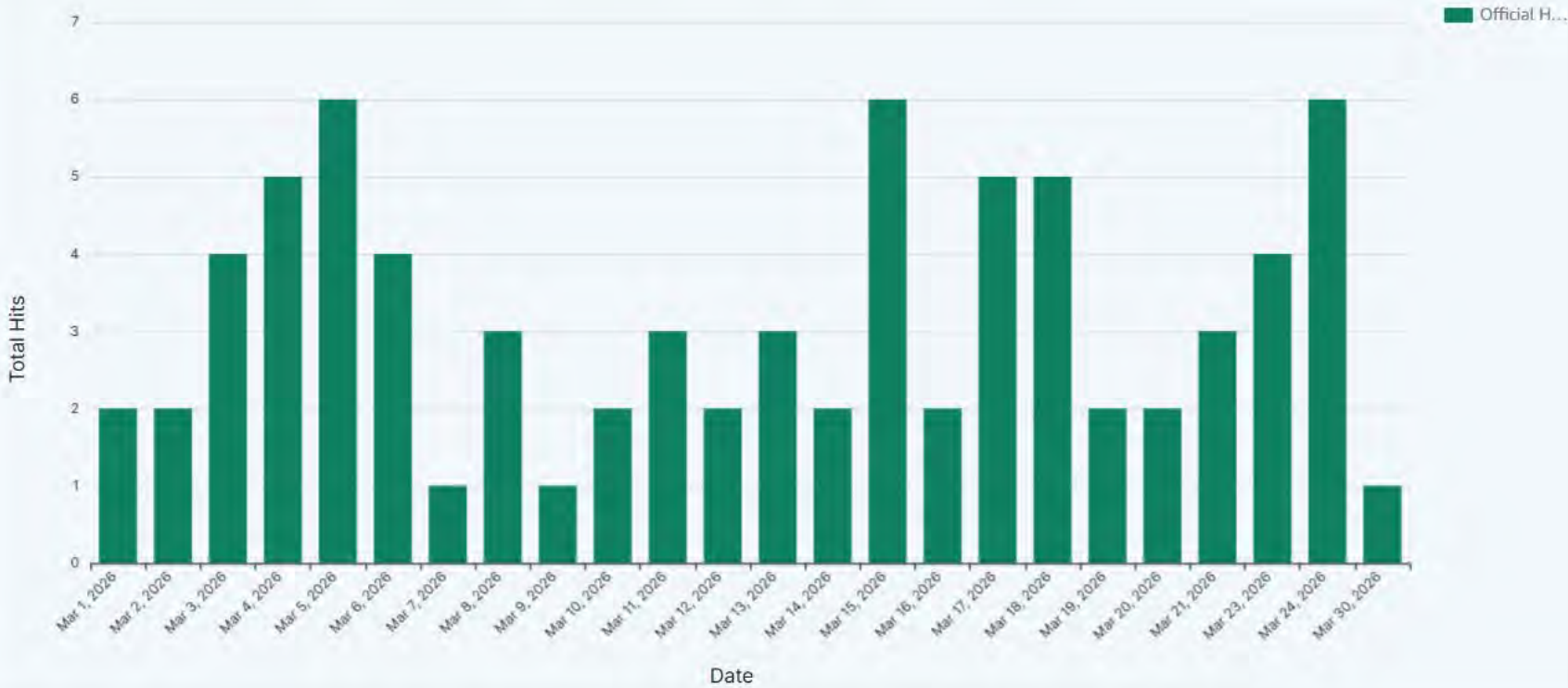
No data

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

Topic	Alerts
Sex Offender	76



Summary Report

Insights Dashboard

Vehicle Reads

4849153

View Details

Date	Plate Reads By Day
Mar 3/26/2026	202,010

Searches

686

Number of searches performed by users from your organizations

View Details

Hotlist Hits

3323

View Details

Device Sharing

Shared with
Lewisville TX PD,
Sansom Park TX PD,
and 481 others

Access Levels
Search
Hotlist Tool Access

Device Status

59 / 59 ?
Devices Online

< Previous Device

Device Name	Battery	Latency
P#001 River Bend 360 Live View North Camera	86%	—

Next Device >

Controls

Date Range

2025/03/01 - 2025/03/31

Law Enforcement Cameras in Your State You Can Access

34

Percentage of Law Enforcement Cameras in Your State You Can Access

0.3%

Cameras You Own Per Sworn Officer in Your Jurisdiction

1.1

Average Cameras Per Sworn Officer in Your State

0.49

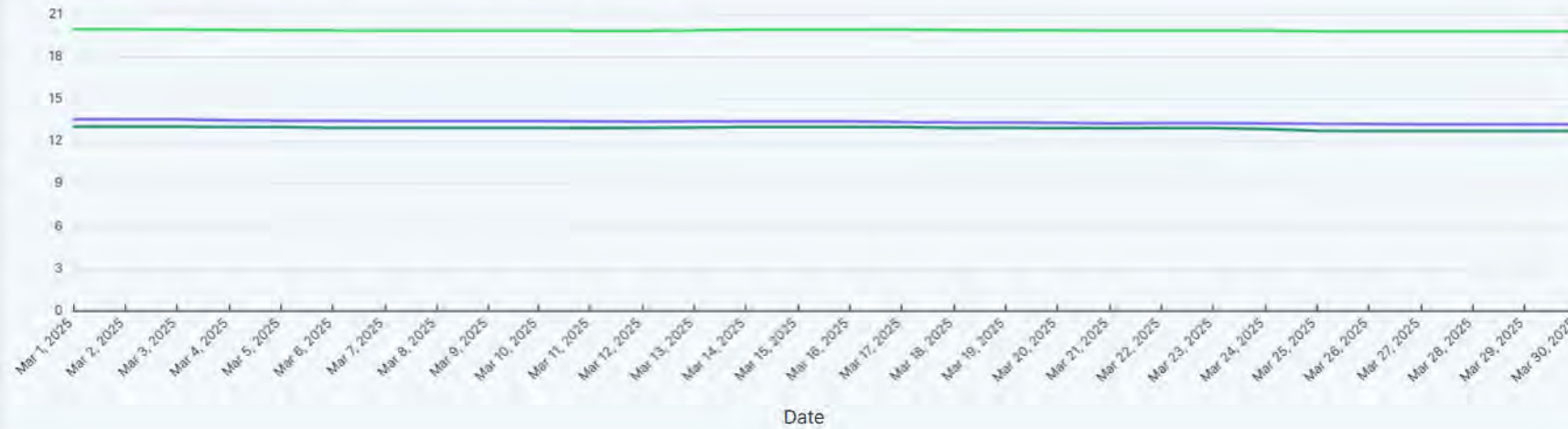
Average Cameras Per Sworn Officer at Similarly-Sized Agencies

0.36

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

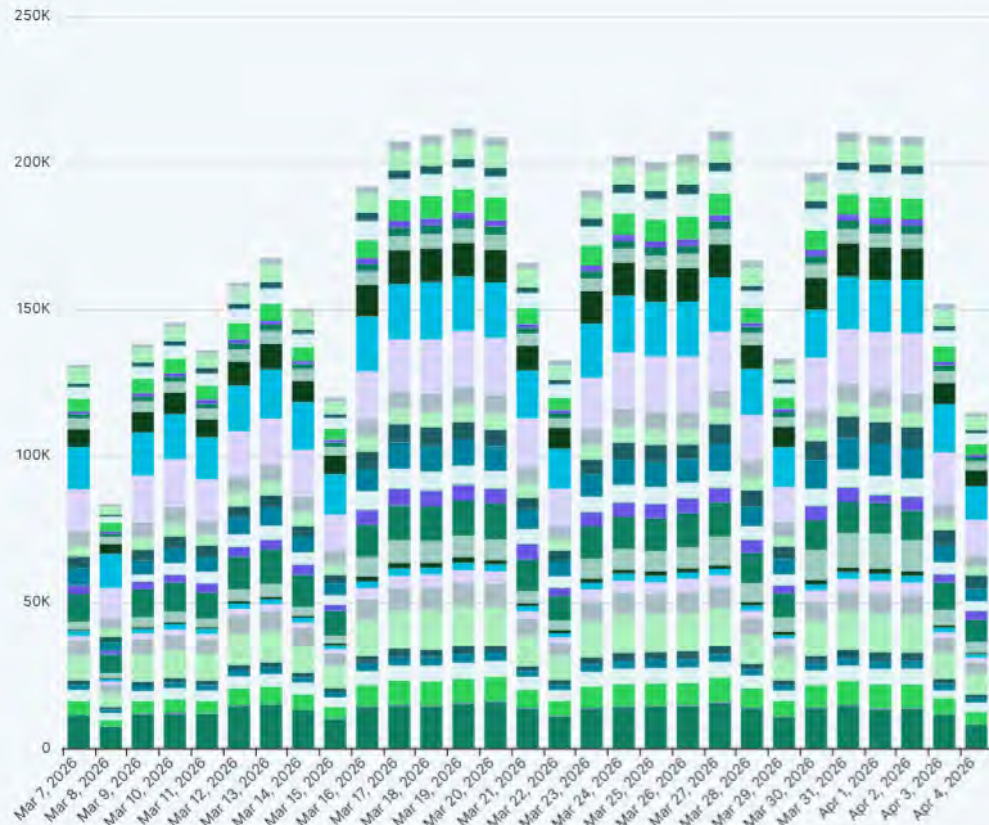
Total Vehicle Volume

4,957,896

Year to Date Volume

20,736,424

Total Vehicle Volume



Camera

- #01 Gessner SB at Frostwood Ele...
- #01 Inbound, Riverview Way, EB
- #02 Memorial Dr EB at Gessner
- #04 Memorial Dr NB at Briar Fore...
- #05 Bunkerhill Rd SB at Taylorcrest
- #06 Taylorcrest Rd WB at Flintdale
- #07 Memorial Dr EB at Briar Fore...
- #08 2200 S Piney Point Rd NB at ...
- #09 N Piney Point Rd at Memoria...
- #10 On Memorial Dr EB from San...
- #11 Greenbay St EB at Piney Poin...
- #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 Creeksi...
- #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

Total Vehicle Volume

Date	Camera	Volume
Mar 13, 2026	#01 Gessner SB at Frostwood Elementary	14,967
Mar 14, 2026	#01 Gessner SB at Frostwood Elementary	13,228
Mar 15, 2026	#01 Gessner SB at Frostwood Elementary	9,984
Mar 16, 2026	#01 Gessner SB at Frostwood Elementary	14,148
Mar 17, 2026	#01 Gessner SB at Frostwood Elementary	14,646
Mar 18, 2026	#01 Gessner SB at Frostwood Elementary	14,315
Mar 19, 2026	#01 Gessner SB at Frostwood Elementary	15,292
Mar 20, 2026	#01 Gessner SB at Frostwood Elementary	15,928
Mar 21, 2026	#01 Gessner SB at Frostwood Elementary	13,800
Mar 22, 2026	#01 Gessner SB at Frostwood Elementary	11,002
Mar 23, 2026	#01 Gessner SB at Frostwood Elementary	13,791
Mar 24, 2026	#01 Gessner SB at Frostwood Elementary	14,149
Mar 25, 2026	#01 Gessner SB at Frostwood Elementary	14,367
Mar 26, 2026	#01 Gessner SB at Frostwood Elementary	14,500
Mar 27, 2026	#01 Gessner SB at Frostwood Elementary	15,542
Mar 28, 2026	#01 Gessner SB at Frostwood Elementary	13,833
Mar 29, 2026	#01 Gessner SB at Frostwood Elementary	10,804
Mar 30, 2026	#01 Gessner SB at Frostwood Elementary	13,794
Mar 31, 2026	#01 Gessner SB at Frostwood Elementary	14,612
Apr 1, 2026	#01 Gessner SB at Frostwood Elementary	13,250
Apr 2, 2026	#01 Gessner SB at Frostwood Elementary	13,576
Apr 3, 2026	#01 Gessner SB at Frostwood Elementary	11,558

Total 'Volume' by 'Camera'

Camera	Sum of Volume
#21 - SB Voss @ Katy Fwy	480560
#22 - NB Voss x Magnolia Bend (Lane 2)	478881
#01 Gessner SB at Frostwood Elementary	378072
#07 Memorial Dr EB at Briar Forest	310889
#13 NB Gessner Rd	297722
#23 - WB San Felipe x Buffalo Bayou	261069
#17 Memorial Dr WB at Voss	204414
#02 Memorial Dr EB at Gessner	184991
#08 2200 S Piney Point Rd NB at City Limit	177865
#31 EB Memorial Dr near Tealwood	175686
#12 Piney Point Dr SB at Gaylord	173978
#27 Unit 181 Blalock S/B at Taylorcrest	170762
#28 MVPD Station S/B Memorial Drive	167218
#20 - SB Voss x Old Voss (Lane 2)	160069
#18 Memorial Dr EB at Voss	147324
#16 Memorial Dr WB at E Creekside Dr	132569
#19 - SB Voss x Old Voss (Lane 1)	131908
#04 Memorial Dr NB at Briar Forest	127931
#24 - NB Blalock x Memorial	121055
#14 Beinhorn Rd WB at Pipher	112993
#09 N Piney Point Rd at Memorial Dr	87733
#25 - NB Bunker Hill x Memorial	65677
#05 Bunkerhill Rd SB at Taylorcrest	65198
#32 WB Greenbay @ Memorial Dr	64929
#06 Taylorcrest Rd WB at Flintdale	61454
#30 EB Beinhorn Rd @ Voss Rd	57805
#10 On Memorial Dr EB from San Felipe	55240
#26 - SB Hedwig x Beinhorn	46529
#11 Greenbay St EB at Piney Point Rd	34108
#29 - Riverbend Main Entrance	7593
#15 Hunters Creek Dr SB at I-10	6320
#01 Inbound, Riverview Way, EB	6051
S#01 Hickory Hollow from Interstate 10	3303
Grand Total	4957896

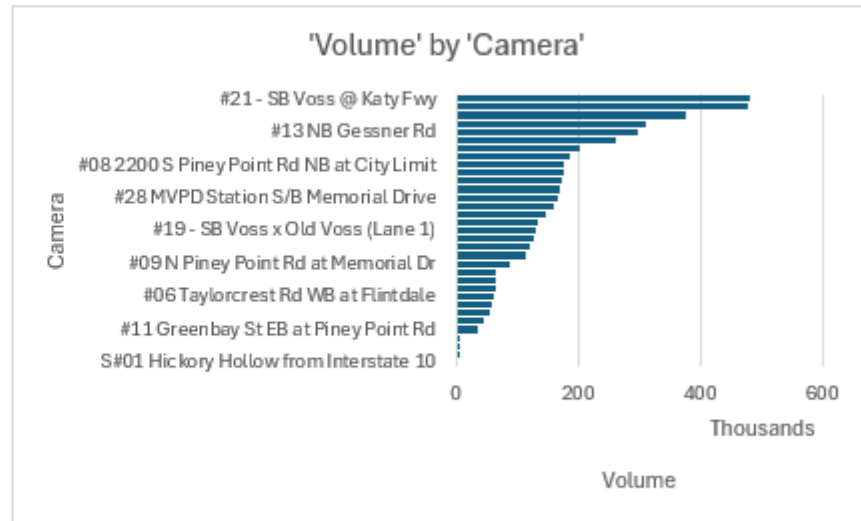


Plate Reads
By Location

Date Range

2025/03/01 - 2025/03/31

Timeframe

Day

Cameras

All

Networks

All

Category

All

Alert Sources

All

Hot List Reason

Custom Hotlist Alert, Extreme Risk Pro...

Show Hits By

Camera Name

Visual Type

Bar Chart

Total Hotlist Alerts

107

Official Hotlist Alerts

100

Your Custom Hotlist Alerts

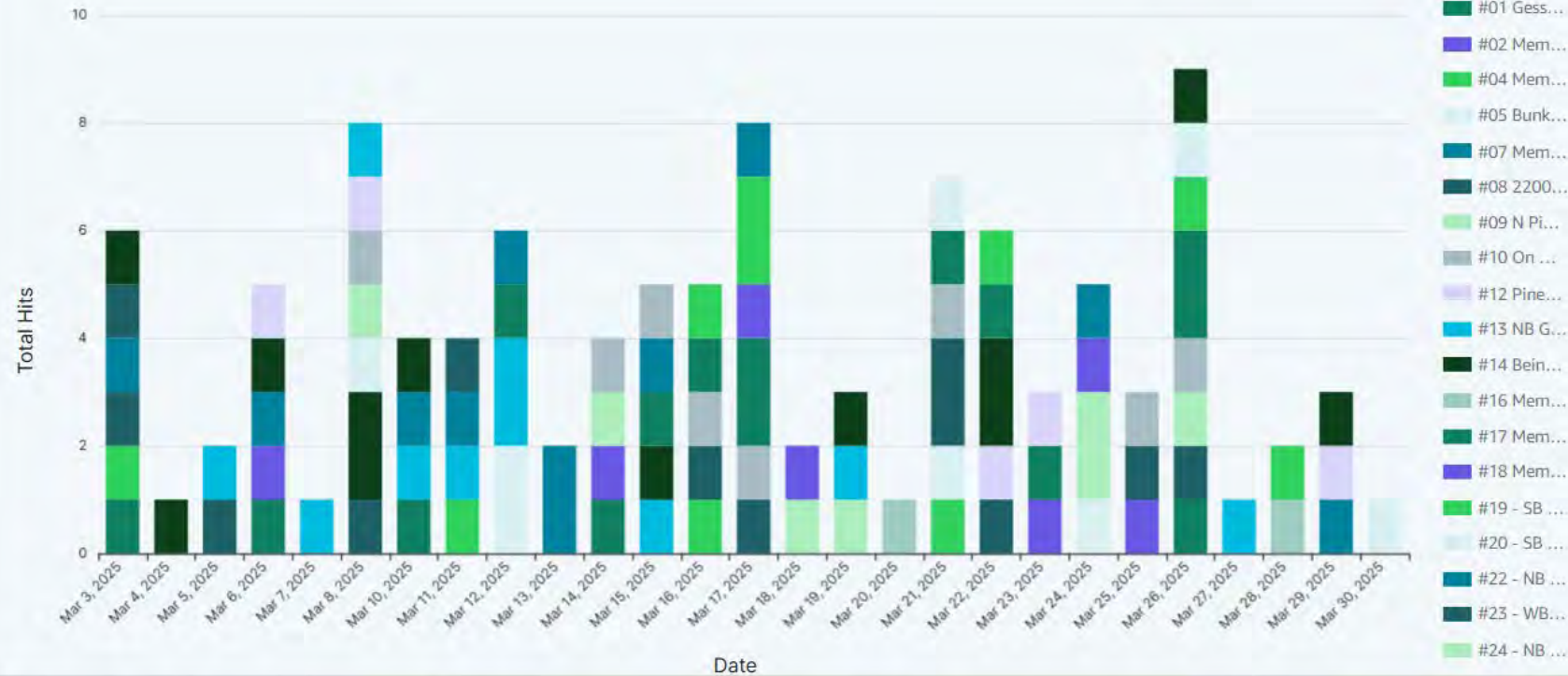
7

Other Custom Hotlist Alerts on Your Networks

No data

Total Alerts by Topic

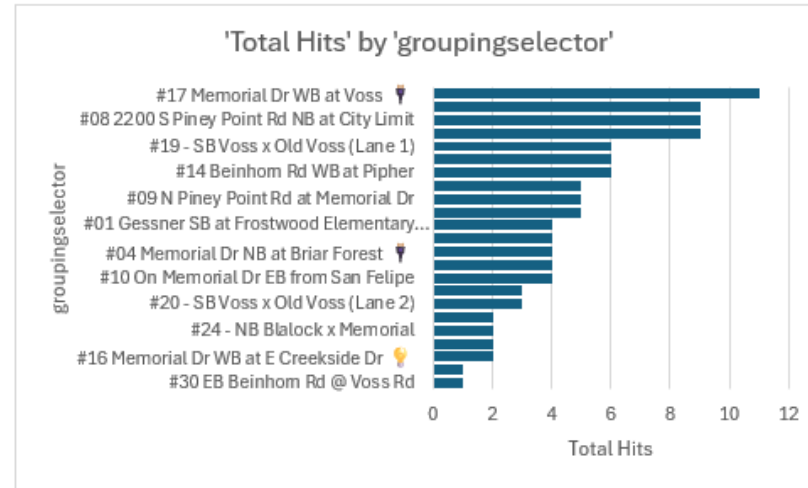
Topic	Alerts
Stolen Vehicle	48
Stolen Plate	31
Gang or Suspected Terrorist	16
Custom Hotlist Alert	7
Missing Person	5



Hits By Camera

Total 'Total Hits' by 'groupingselector'

groupingselector	Sum of Total Hits
#17 Memorial Dr WB at Voss	11
#22 - NB Voss x Magnolia Bend (Lane 2)	9
#08 2200 S Piney Point Rd NB at City Limit	9
#13 NB Gessner Rd	9
#19 - SB Voss x Old Voss (Lane 1)	6
#31 EB Memorial Dr near Tealwood	6
#14 Beinhorn Rd WB at Pipher	6
#05 Bunkerhill Rd SB at Taylorcrest	5
#09 N Piney Point Rd at Memorial Dr	5
#18 Memorial Dr EB at Voss	5
#01 Gessner SB at Frostwood Elementary	4
#27 Unit 181 Blalock S/B at Taylorcrest	4
#04 Memorial Dr NB at Briar Forest	4
#28 MVPD Station S/B Memorial Drive	4
#10 On Memorial Dr EB from San Felipe	4
#23 - WB San Felipe x Buffalo Bayou	3
#20 - SB Voss x Old Voss (Lane 2)	3
#07 Memorial Dr EB at Briar Forest	2
#24 - NB Blalock x Memorial	2
#02 Memorial Dr EB at Gessner	2
#16 Memorial Dr WB at E Creekside Dr	2
#12 Piney Point Dr SB at Gaylord	1
#30 EB Beinhorn Rd @ Voss Rd	1
Grand Total	107



Total Reads – 4,805,840

Unique – 962,162

Hits-111

6 Top Hits – 107

Hotlist – 9

- Stolen Vehicle
- Stolen Plate
- Gang Member
- Missing
- Hot List
- Priority Restraining Order

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Consideration and possible action to adopt Ordinance No. 2026.04 amending the City of Piney Point Village Fiscal Year 2026 Budget, appropriating \$110,300 from the Capital Improvements Program for the City’s share of the MVPD Budget Amendment.

Agenda Item: 3

This item requests adoption of Ordinance No. 2026.04 to amend the City’s Fiscal Year 2026 Budget to fund Piney Point Village’s share of the Memorial Villages Police Department (MVPD) Budget Amendment.

The proposed amendment appropriates \$110,300 from the Capital Improvements Program and reallocates those funds to MVPD operations. This represents Piney Point Village’s one-third share of the village-funded portion of the MVPD Fiscal Year 2026 Budget Amendment.

The transfer results in no net impact to the City’s overall budget, as it is funded through existing appropriations within the Capital Improvements Program. Several changes have been made to the MVPD budget to address increased personnel costs, insurance adjustments, and operational needs. The amendment is supported through a combination of contributions from participating villages and external funding sources, including grants.

ACCOUNT	DESCRIPTION	ADOPTED (\$)	PROPOSED (\$)	CHANGE (\$)
10-510-5010	MVPD Operations	2,845,494	2,955,794	110,300
10-580-5811	Capital Programming	3,000,000	2,889,700	(110,300)
Total Net Change				0

Recommendation:

Staff recommends adoption of Ordinance No. 2026.04 as presented.

ORDINANCE NO. 2026.04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS, AMENDING THE ORIGINAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, AS ADOPTED BY ORDINANCE NO. 2025.09-A; PROVIDING FOR AN ADDITIONAL APPROPRIATION IN THE AMOUNT OF \$110,300 FROM THE CAPITAL IMPROVEMENTS FUND FOR PARTICIPATION IN THE MEMORIAL VILLAGES POLICE DEPARTMENT BUDGET AMENDMENT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Piney Point Village, Texas, adopted its Fiscal Year 2026 Budget by Ordinance No. 2025.09-A in the time and manner required by State Law; and

WHEREAS, the City has considered the status of the Memorial Villages Police Department (MVPD) budget and the need to address increased personnel costs, insurance adjustments, and operational requirements for the remainder of the fiscal year; and

WHEREAS, the City Council finds that participation in the MVPD Fiscal Year 2026 Budget Amendment Number 2026-01 is necessary to maintain public safety services and operational effectiveness; and

WHEREAS, the City Council further finds that an appropriation in the amount of \$110,300 from the Capital Improvements Fund is necessary to fund the City's share of the MVPD Budget Amendment; and

WHEREAS, the City Council finds that this amendment serves a valid municipal purpose and is in the public interest;

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

Section 1. Findings

The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Budget Amendment

The Fiscal Year 2026 Budget of the City of Piney Point Village, Texas, as adopted by Ordinance No. 2025.09-A, is hereby amended to provide for an additional appropriation

in the amount of \$110,300 from the Capital Improvements Fund to fund the City's share of the Memorial Villages Police Department Budget Amendment.

Section 3. Savings/Repealing Clause

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate this Ordinance as a whole or any part thereof, other than the part declared to be invalid or unconstitutional. The City Council hereby declares that it would have passed each and every part of the same notwithstanding the omission of any such part.

PASSED, APPROVED, AND ADOPTED on first and final reading this **29th** day of **April**, 2026.

Aliza Dutt
Mayor

ATTEST:

Robert Pennington
City Administrator / Authorized City Secretary

MVPD AMENDMENT 2026-01 (PPV PORTION):

EXHIBIT A

<i>Account</i>	<i>Description</i>	<i>Adopted (\$)</i>	<i>Proposed (\$)</i>	<i>Change (\$)</i>
10-510-5010	MVPD Operations	2,845,494	2,955,794	110,300
10-580-5811	Capital Programming	3,000,000	2,889,700	(110,300)
	Total Net Change			0

Description:

This amendment provides funding for Piney Point Village’s share of the Memorial Villages Police Department FY2026 Budget Amendment. Funding is achieved through a transfer from Capital Programming to MVPD operations

TO: Mayor and City Council

VIA: Village Fire Department Commission

MEETING DATE: April 29, 2026

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

Agenda Item: 4

Summary:

This agenda item provides the monthly operational update from the Village Fire Department, including incident activity, response metrics, and current financial status for March 2026.

a) Update on Activities.

ALL CITIES – YTD (^ includes HFD)

Average Response Time: **4:24 minutes**

(March). Total Incidents YTD: **491** ^

Total Incidents in February: **201** ^

Top Call Categories:

EMS: **107** calls (53%)

Fire Alarm: **30** calls (15%)

Fire: **22** calls (11%)

HFD Responses: **29** calls (14%)

Piney Point Village – YTD

Average Response Time: **4:56 minutes** (March)

Total PPV Incidents YTD: **62**

Total PPV Incidents in March: **16**

Top Call Types:

Motor Vehicle Collisions: **1** call (6%)

Fire Alarm – Residence: **6** calls (38%)

EMS-Incidents (e.g., breathing issues, chest pain, falls, etc.): **9** calls (56%)

Notes:

- Call volume remains consistent with January levels, with continued demand across all service categories.
- EMS incidents continue to represent the majority of system-wide activity.
- The Department experienced 20 overlapping calls during February, meaning multiple incidents occurred simultaneously while units were already engaged.

b) Financial Related Items:

- **FY2026 Budget vs. Actuals (through March):**

<i>Category</i>	<i>Actual</i>	<i>Budget</i>	<i>% Used</i>
<i>Personnel</i>	\$1,867,693	\$9,053,606	21%
<i>Operating</i>	\$221,506	\$1,357,385	16%
<i>Capital</i>	\$103,745	\$176,210	59%
<i>Total Expense</i>	\$2,857,956	\$10,672,201	27%

- **Village Fire Department – FY2027 Budget Update (Preliminary)**: Commissioner Ramey reported that the Village Fire Department Board of Commissioners has approved the Fiscal Year 2027 Budget. The budget includes the General Fund, Capital Replacement Fund, and a newly established Equipment Replacement Fund, which is intended to smooth the financial impact of large equipment purchases over time (e.g., ambulance-mounted life-packs). He noted that the remaining balance of the Facility Fund (approximately \$17) will be transferred to the General Fund, and associated accounts will be closed. Additionally, four FY2026 budget amendments will be presented in a consolidated format to improve clarity and tracking. The total FY2027 assessed budget is \$11,035,686, with estimated ambulance revenue of \$400,000, resulting in a total operating budget of \$11,435,686.

Recommendation:

Based on the reporting provided, no action is necessary.



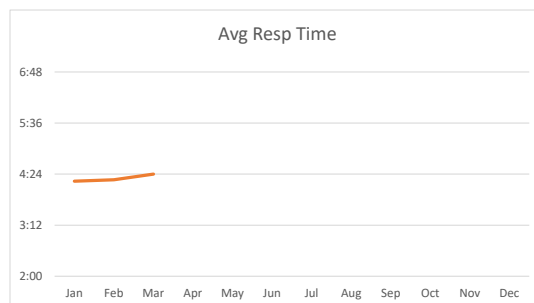
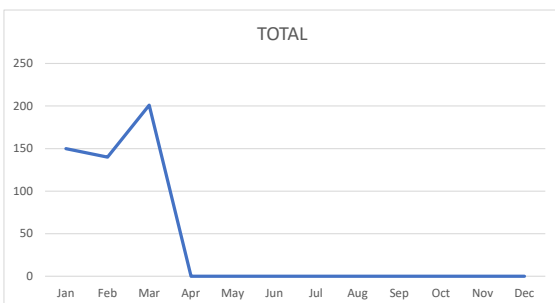
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - All Cities

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	150	140	201	0	0	0	0	0	0	0	0	0	491
Abdominal Pain	1	1	0										2
Allergic Reaction	0	0	2										2
Animal Bite	0	0	1										1
Assault	1	0	2										3
Automatic Aid	0	0	1										1
Automatic Aid- Apartment Fire	0	0	4										4
Automatic Aid- Building Fire	0	0	3										3
Automatic Aid- Elevator Rescue	0	0	7										7
Automatic Aid- Entrapment MVC	0	0	3										3
Automatic Aid- Gas Leak	0	0	5										5
Automatic Aid- High Rise Fire	0	0	1										1
Automatic Aid- House Fire	0	0	5										5
Back Pain	0	1	0										1
Business Fire	1	0	0										1
Carbon Monoxide Alarm with Symptoms	3	1	1										5
Carbon Monoxide Detector No Symptoms	6	4	6										16
Cardiac/Respiratory Arrest	0	1	1										2
Check a Noxious Odor	0	1	0										1
Check for Fire	2	1	1										4
Check for the Smell of Natural Gas	5	2	1										8
Check for the Smell of Smoke	3	2	0										5
Chest Pain	4	8	3										15
Child Locked in a Vehicle Engine and AC running	0	0	1										1
Child Locked in a Vehicle Engine not running	0	0	1										1
Choking	0	1	1										2
Diabetic Emergency	1	2	1										4
Difficulty Breathing	9	8	7										24
Dumpster Fire Not near Structure	0	0	0										0
Elevator Rescue	1	2	1										4
Electrical Fire	0	0	0										0
Entrapment- Non MVC	0	0	0										0
Explosion	0	0	0										0
Fall Victim	11	9	10										30
Fire Alarm Business	3	5	4										12
Fire Alarm Church or School	0	4	2										6
Fire Alarm Residence	22	23	24										69
Gas Leak	2	2	1										5
Grass Fire	0	1	0										1
HAZMAT Emergency	0	0	0										0
Headache- Stroke symptoms not present	2	1	1										4
Heart Problems	2	4	10										16
Heat/Cold Exposure	0	0	0										0
Hemorrhage/Laceration	1	1	1										3
House Fire	3	0	1										4
Illegal Burning	0	1	0										1
Injured Party	1	3	1										5
Medical Alarm	3	1	4										8
Motor Vehicle Collision	13	16	21										50
Motor Vehicle Collision with Entrapment	0	1	1										2
Motor Vehicle vs Motorcycle	0	0	0										0
Motor Vehicle vs Pedestrian	0	0	1										1
Object Down in Roadway	0	0	2										2
Oven/Appliance Fire	0	0	1										1
Overdose/Poisoning	0	1	1										2
Possible D.O.S.	1	0	0										1
Powerlines Down Arcing/Burning	1	3	3										7
Pregnancy/ Childbirth	0	0	0										0
Psychiatric Emergency	3	3	2										8
Seizures	4	1	5										10
Service Call Non-emergency	18	9	11										38
Shooting/Stabbing	0	0	0										0
Sick Call	8	7	13										28
Smoke in Business	0	1	0										1
Smoke in Residence	0	1	0										1
Stroke	1	1	4										6
Transformer Fire	0	0	4										4
Trash Fire	1	0	0										1
Traumatic Injury	0	0	0										0
Unconscious Party/Syncope	8	4	12										24
Unknown Medical Emergency	3	1	0										4
Vehicle Fire	2	1	2										5

Month	# of Incidents*	Avg Resp Time
Jan	117	4:14
Feb	119	4:16
Mar	142	4:24
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
378		4:18

Does not include HFD, Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls
 Note: Nat'l Std Fire Response Time: 6:50
 Note: Nat'l Std Fire EMS Time: 6:30





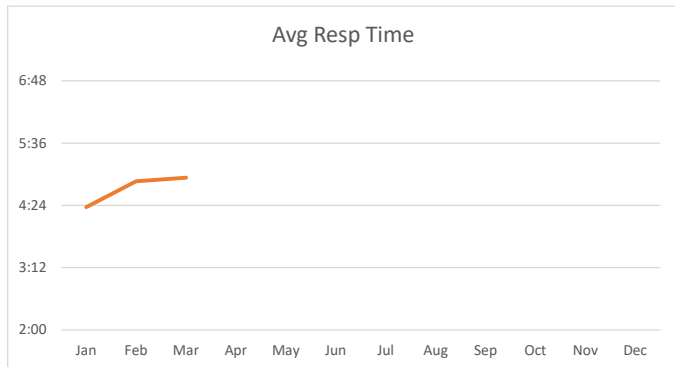
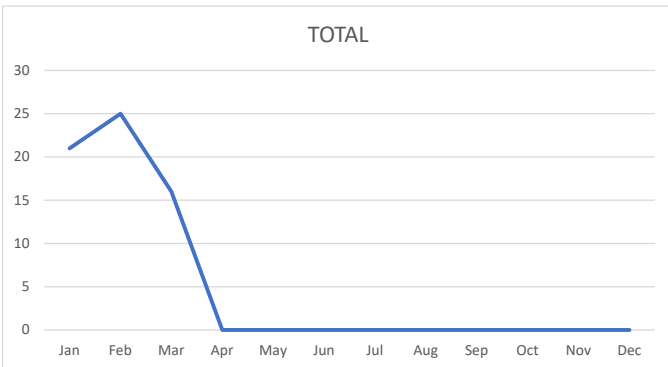
Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Piney Point

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	21	25	16	0	0	0	0	0	0	0	0	0	62
Abdominal Pain	0	0	0										0
Carbon Monoxide Detector with Symptoms	0	0	0										0
Carbon Monoxide Detector No Symptoms	0	1	0										1
Cardiac/Respiratory Arrest	0	0	0										0
Check a Noxious Odor	0	0	0										0
Check for Fire	0	0	0										0
Check for the Smell of Natural Gas	2	0	0										2
Check for the Smell of Smoke	0	1	0										1
Chest Pain	0	0	0										0
Child lock in Vehicle Engine not running	0	0	1										1
Choking	0	0	0										0
Elevator Rescue	0	0	0										0
Difficulty Breathing	1	2	1										4
Fall Victim	1	1	1										3
Fire Alarm Business	0	0	0										0
Fire Alarm Church or School	0	3	0										3
Fire Alarm Residence	3	7	6										16
Gas Leak	1	0	0										1
Headache- Stroke symptoms not present	0	0	0										0
Heart Problems	0	0	0										0
Hemorrhage/Laceration	0	0	0										0
House Fire	1	0	0										1
Injured Party	0	0	0										0
Medical Alarm	1	0	1										2
Motor Vehicle Collision	1	3	1										5
Motor Vehicle vs Pedestrian	0	0	0										0
Object Down in Roadway	0	0	0										0
Overdose/Poisoning	0	1	0										1
Possible D.O.S.	1	0	0										1
Powerlines Down Arcing/Burning	0	2	1										3
Psychiatric Emergency	0	0	0										0
Seizures	0	0	0										0
Service Call Non-emergency	3	3	0										6
Sick Call	3	0	3										6
Smoke in Business	0	1	0										1
Smoke in Residence	0	0	0										0
Stroke	0	0	0										0
Transformer Fire	0	0	1										1
Traumatic Injury	0	0	0										0
Unconscious Party/Syncope	2	0	0										2
Unknown Medical Emergency	1	0	0										1

Month	# of Incidents*	Avg Resp Time
Jan	16	4:22
Feb	20	4:52
Mar	14	4:56
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
<hr/>		
	50	4:43

Does not include Cancelled, Disregard Enroute, Objects Down, and Nonemergency Service Calls



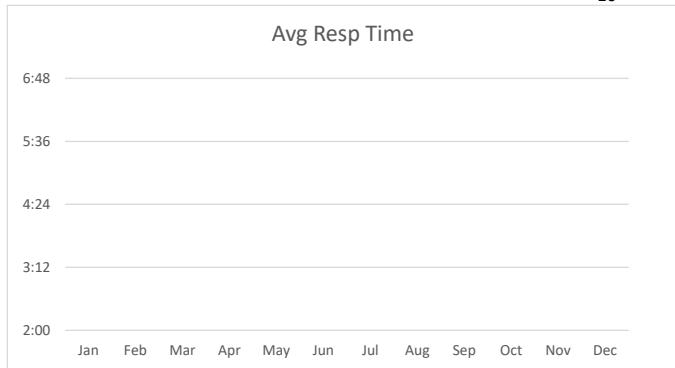
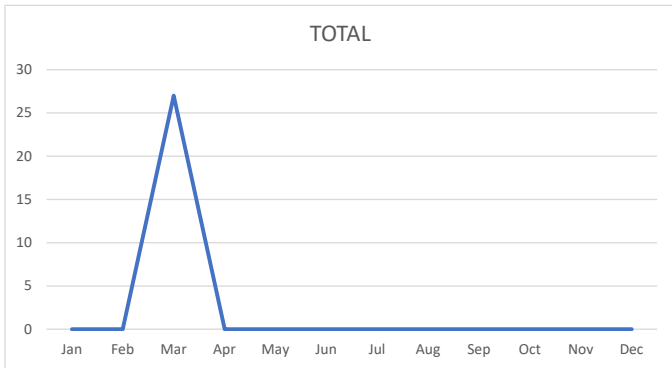


Village Fire Department
 901 Corbindale Rd
 Houston, TX, 77024
 Phone# (713) 468-7941 Fax# (713) 468-5039

2026 Summary - Houston Fire Department Automatic Aid

Call/Incident Type/Detail	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total YTD
TOTAL	0	0	27	0	0	0	0	0	0	0	0	0	27
Automatic Aid	0	0	0										0
Automatic Aid- Apartment Fire	0	0	4										4
Automatic Aid- Building Fire	0	0	3										3
Automatic Aid- Elevator Rescue	0	0	7										7
Automatic Aid- Entrapment MVC	0	0	2										2
Automatic Aid- Gas Leak	0	0	5										5
Automatic Aid- High Rise Fire	0	0	1										1
Automatic Aid- House Fire	0	0	5										5

Month	# of Incidents*	Avg Resp Time
Jan	0	
Feb	0	
Mar	16	7:57
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
16		7:57



Village Fire Department

Budget vs. Actuals: Budget 2026-01 Approved - FY26 P&L

January - March, 2026

	ACTUAL	BUDGET	TOTAL OVER BUDGET	REMAINING	% OF BUDGET
Income					
14000 City Assessments General Fund					
14010 Bunker Hill Village	502,921	2,011,682	-1,508,761	1,508,761	25.00 %
14020 Hedwig Village	489,686	1,958,743	-1,469,057	1,469,057	25.00 %
14030 Hilshire Village	79,409	317,634	-238,225	238,225	25.00 %
14040 Hunter's Creek Village	588,947	2,355,786	-1,766,839	1,766,839	25.00 %
14050 Piney Point Village	555,860	2,223,438	-1,667,578	1,667,578	25.00 %
14060 Spring Valley Village	430,129	1,720,518	-1,290,389	1,290,389	25.00 %
Total 14000 City Assessments General Fund	2,646,951	10,587,801	-7,940,850	7,940,850	25.00 %
14200 Fuel Cost Reimbursements	13,500		13,500	-13,500	
14275 Fuel Admin Fee	134		134	-134	
14400 Medical Standby Event Income	1,200		1,200	-1,200	
14500 CPR Income	3,124		3,124	-3,124	
14600 COBRA Income	2,195		2,195	-2,195	
14910 Interest Income	15,448		15,448	-15,448	
14930 Miscellaneous Income	802		802	-802	
24910 Interest Income (CRF)	29,328		29,328	-29,328	
34000 Emergency Medical Services Revenue (ABF)	109,031		109,031	-109,031	
34910 Interest Income (ABF)	4,244		4,244	-4,244	
54910 Interest/Dividend Income (FF)	115		115	-115	
99410 Insurance Premiums Collected	736,074		736,074	-736,074	
Total Income	\$3,562,146	\$10,587,801	\$ -7,025,655	\$7,025,655	34.00 %
GROSS PROFIT	\$3,562,146	\$10,587,801	\$ -7,025,655	\$7,025,655	34.00 %
Expenses					
15000 Capital					
15015 Contingency - Physical Plant	10,815	0	10,815	-10,815	
15020 Misc. Tools & Equip. - Fire		10,000	-10,000	10,000	
15025 Misc. Tools & Equip. - EMS	76,705	60,210	16,495	-16,495	127.00 %
15030 Protective & Bunker Gear	12,836	45,000	-32,164	32,164	29.00 %
15035 Apparatus Computers	325	12,000	-11,675	11,675	3.00 %
15045 SCBA	3,064	0	3,064	-3,064	
15050 Office Computers		4,000	-4,000	4,000	
15055 Radios		45,000	-45,000	45,000	
15065 Gym Equipment		0	0	0	
Total 15000 Capital	103,745	176,210	-72,465	72,465	59.00 %
16000 Personnel					
16001 PAYROLL					
16002 OVERTIME					
16011 Overtime - Regular	71,087	372,000	-300,913	300,913	19.00 %
16012 Overtime - Medical Standby Events	111	0	111	-111	
16013 Overtime - Training		0	0	0	
16014 Overtime - CPR	1,149	0	1,149	-1,149	

Village Fire Department

Budget vs. Actuals: Budget 2026-01 Approved - FY26 P&L

January - March, 2026

	ACTUAL	BUDGET	TOTAL		
			OVER BUDGET	REMAINING	% OF BUDGET
Total 16002 OVERTIME	72,347	372,000	-299,653	299,653	19.00 %
16010 Base Pay	1,307,096	6,002,800	-4,695,704	4,695,704	22.00 %
16015 Longevity Pay	5,960	25,100	-19,140	19,140	24.00 %
16016 Higher Class Pay	11,391	28,111	-16,720	16,720	41.00 %
16018 Professional Certification Pay	15,774	76,402	-60,628	60,628	21.00 %
16020 457 Plan Contribution (Nationwide)		242,492	-242,492	242,492	
16030 FICA Tax	105,354	544,612	-439,258	439,258	19.00 %
Total 16001 PAYROLL	1,517,922	7,291,517	-5,773,595	5,773,595	21.00 %
16003 BENEFITS					
16040 Basic Life, ADD, LTD Insurance	5,181	25,540	-20,359	20,359	20.00 %
16050 Employee Retirement (TMRS)	86,734	423,937	-337,203	337,203	20.00 %
16060 Health Insurance	206,735	1,081,050	-874,315	874,315	19.00 %
16070 Worker's Compensation Insurance	39,620	185,562	-145,942	145,942	21.00 %
16090 Unemployment Claim Payment		0	0	0	
16100 Meal Allowance	11,500	46,000	-34,500	34,500	25.00 %
Total 16003 BENEFITS	349,771	1,762,089	-1,412,318	1,412,318	20.00 %
Total 16000 Personnel	1,867,693	9,053,606	-7,185,913	7,185,913	21.00 %
17000 Operating					
17005 RED TRUCKS & SAVING LIVES					
17010 Ambulance Medical Supplies	13,174	70,000	-56,826	56,826	19.00 %
17020 Dues & Subscriptions	450	4,850	-4,400	4,400	9.00 %
17040 IP Address VPN (PS Lightwave)	3,047	13,000	-9,953	9,953	23.00 %
17041 Internet & TV (Comcast & Starlink)	1,722	10,000	-8,278	8,278	17.00 %
17042 Mobile Device Services	1,017	6,600	-5,583	5,583	15.00 %
17043 City of Houston Radio System		19,680	-19,680	19,680	
17044 Communications (Motorola 47 & NICE)	44,241	45,000	-759	759	98.00 %
17045 Incident Records & CAD (Propheonix)		28,810	-28,810	28,810	
17046 Training Software & Vehicle Checks (Vector Solutions)		8,600	-8,600	8,600	
17047 EMS Protocol App (Handtevy)	599	6,300	-5,701	5,701	10.00 %
17048 EMS Equipment Maintenance (ProCare/Stryker)	6,760	23,594	-16,834	16,834	29.00 %
17085 Fuel (for VFD vehicles - Fuelman, Gas Stations)	53	55,000	-54,947	54,947	0.00 %
17136 Vehicle Licenses & Permits	56	5,000	-4,944	4,944	1.00 %
17190 Uniforms	11,926	40,000	-28,074	28,074	30.00 %
Total 17005 RED TRUCKS & SAVING LIVES	83,046	336,434	-253,388	253,388	25.00 %
17025 FIRE STATION					
17030 Building Maintenance	950	52,300	-51,350	51,350	2.00 %
17035 Station Supplies	4,473	18,000	-13,527	13,527	25.00 %
17086 Rent		10	-10	10	
17090 Property & Casualty Insurance	36,000	130,000	-94,000	94,000	28.00 %
17140 Utilities	10,230	55,000	-44,770	44,770	19.00 %

Village Fire Department

Budget vs. Actuals: Budget 2026-01 Approved - FY26 P&L

January - March, 2026

	ACTUAL	BUDGET	TOTAL OVER BUDGET	REMAINING	% OF BUDGET
Total 17025 FIRE STATION	51,653	255,310	-203,657	203,657	20.00 %
17069 FIRE PREVENTION - FIRE MARSHAL'S OFFICE					
17070 Public Education, Relations, Promotions	1,000	5,000	-4,000	4,000	20.00 %
17072 Fire Investigations		0	0	0	
17073 Law Enforcement Equipment		0	0	0	
Total 17069 FIRE PREVENTION - FIRE MARSHAL'S OFFICE	1,000	5,000	-4,000	4,000	20.00 %
17098 MAINTENANCE					
17100 VEHICLE MAINTENANCE					
17101 Maint. - Chief's Truck	183	25,000	-24,817	24,817	1.00 %
17102 Maint. - Fire Marshal's Car	789	25,000	-24,211	24,211	3.00 %
17103 Maint. - Utility Truck	166	25,000	-24,834	24,834	1.00 %
17105 Maint. - Pumper (E1)	1,704	25,000	-23,296	23,296	7.00 %
17107 Maint. - Ladder (L1)	5,250	25,000	-19,750	19,750	21.00 %
17108 Maint. - Ambulance (M1)	1,048	25,000	-23,952	23,952	4.00 %
17109 Maint. - Ambulance (M2)	857	25,000	-24,143	24,143	3.00 %
17112 Maint. - Pumper (E2)	1,450	25,000	-23,550	23,550	6.00 %
17113 Maint. - Ambulance (M3)		25,000	-25,000	25,000	
17115 Maint. - Deputy Chief's Car (D1)	18	25,000	-24,982	24,982	0.00 %
Total 17100 VEHICLE MAINTENANCE	11,466	250,000	-238,534	238,534	5.00 %
17123 EQUIPMENT & SUPPLIES MAINTENANCE					
17099 Maintenance of Equipment	1,024	40,000	-38,976	38,976	3.00 %
17110 Maint. - Other	353	0	353	-353	
17111 Maint. - Contracts	3,572	0	3,572	-3,572	
Total 17123 EQUIPMENT & SUPPLIES MAINTENANCE	4,948	40,000	-35,052	35,052	12.00 %
17127 Knox Contract		200	-200	200	
17131 Bunker Gear Maintenance		28,600	-28,600	28,600	
17133 SCBA Maintenance	2,547	15,000	-12,453	12,453	17.00 %
17135 Fuel System Maintenance		5,000	-5,000	5,000	
Total 17098 MAINTENANCE	18,961	338,800	-319,839	319,839	6.00 %
17155 TRAINING					
17160 Fire Certification Fees	707	6,539	-5,832	5,832	11.00 %
17170 Fire Training	3,005	29,830	-26,825	26,825	10.00 %
17171 EMS Training	559	18,000	-17,441	17,441	3.00 %
17173 EMS Certification Fees	1,012	6,000	-4,988	4,988	17.00 %
17175 Emergency Management Training (TDEM)	2,108	6,000	-3,892	3,892	35.00 %
17177 Fire Marshal Training & Certification Fees	634	8,600	-7,966	7,966	7.00 %
17183 Dispatch Training & Certification Fees	-824	9,000	-9,824	9,824	-9.00 %
17185 Admin. Training & Certification Fees	619	9,500	-8,881	8,881	7.00 %
17187 General Supplies for Training	81	0	81	-81	
Total 17155 TRAINING	7,901	93,469	-85,568	85,568	8.00 %
17200 OFFICE					

Village Fire Department

Budget vs. Actuals: Budget 2026-01 Approved - FY26 P&L

January - March, 2026

	ACTUAL	BUDGET	TOTAL		% OF BUDGET
			OVER BUDGET	REMAINING	
17202 OFFICE SOFTWARE					
17211 Adobe	140	0	140	-140	
17219 Office Phones (8x8)	1,352	0	1,352	-1,352	
17221 HRIS (UKG Workforce Ready/Americhex)	2,983	0	2,983	-2,983	
17223 Accounting (QuickBooks)	879	0	879	-879	
17224 AP & Payment Automation (Tipalti)	343	0	343	-343	
17225 Office Software	728	63,300	-62,572	62,572	1.00 %
Total 17202 OFFICE SOFTWARE	6,424	63,300	-56,876	56,876	10.00 %
17204 OFFICE SUPPLIES					
17203 Shipping		0	0	0	
17205 Office Supplies	1,548	32,900	-31,352	31,352	5.00 %
17213 Postage Meter Rental	265	0	265	-265	
17217 VFD Branded Stationary	284	0	284	-284	
Total 17204 OFFICE SUPPLIES	2,097	32,900	-30,803	30,803	6.00 %
17207 Bank Service Charges		2,000	-2,000	2,000	
Total 17200 OFFICE	8,521	98,200	-89,679	89,679	9.00 %
17229 DISPATCH					
17230 Dispatch Alerting System (US Designs)		12,500	-12,500	12,500	
17240 Electronic Protocol Cards (Pro QA)		350	-350	350	
17250 Translation Service (Language Line)		100	-100	100	
Total 17229 DISPATCH		12,950	-12,950	12,950	
17300 PROFESSIONAL SERVICES					
17302 Legal Services	4,994	36,000	-31,007	31,007	14.00 %
17304 Accounting Services	5,305	20,000	-14,695	14,695	27.00 %
17306 IT Services	9,568	44,000	-34,432	34,432	22.00 %
17308 Health Insurance Consulting Services	10,496	13,622	-3,127	3,127	77.00 %
17309 Medical Director Services	4,788	25,000	-20,212	20,212	19.00 %
17310 Salary/Benefit Survey Services		0	0	0	
17311 Legal Notices & Advertising		10,000	-10,000	10,000	
17313 Other Professional and/or Miscellaneous Services	7,973	24,000	-16,027	16,027	33.00 %
Total 17300 PROFESSIONAL SERVICES	43,123	172,622	-129,499	129,499	25.00 %
17400 EVENTS & OTHER					
17401 VFD Fire Commission & Meeting Expenses	980	7,500	-6,520	6,520	13.00 %
17403 VFD Employee Appreciation & Events	2,121	10,000	-7,879	7,879	21.00 %
17405 CPR Supplies, Cards, & Equipment	4,200	7,100	-2,900	2,900	59.00 %
17407 Emergency Contingency		20,000	-20,000	20,000	
Total 17400 EVENTS & OTHER	7,301	44,600	-37,299	37,299	16.00 %
Total 17000 Operating	221,506	1,357,385	-1,135,879	1,135,879	16.00 %
17080 Gas & Oil Inventory	22,847		22,847	-22,847	
27140 CR - Capital Expenditure (CRF)	25,658	85,000	-59,342	59,342	30.00 %
99510 Insurance Premium Distributed	616,506		616,506	-616,506	

Village Fire Department

Budget vs. Actuals: Budget 2026-01 Approved - FY26 P&L

January - March, 2026

	ACTUAL	BUDGET	TOTAL		% OF BUDGET
			OVER BUDGET	REMAINING	
Total Expenses	\$2,857,956	\$10,672,201	\$ -7,814,246	\$7,814,246	27.00 %
NET OPERATING INCOME	\$704,190	\$ -84,400	\$788,590	\$ -788,590	-834.00 %
NET INCOME	\$704,190	\$ -84,400	\$788,590	\$ -788,590	-834.00 %

TO: City Council

VIA: City Engineer

MEETING DATE: April 29, 2026

SUBJECT: Consideration and possible action on City Engineering.

Agenda Item: 5

Summary:

This item provides an updated report on current engineering activities and requests Council discussion and possible action on specific project components. The update reflects ongoing coordination with HDR and project stakeholders:

- A. UPDATE ON ACTIVITIES:** HDR Engineering continues to advance multiple active projects citywide, including coordination with Harris County on Memorial Drive improvements, ongoing drainage and paving projects, and utility coordination efforts. Staff continues to monitor project progress, respond to resident concerns, and coordinate with regional partners. Additional updates include:
- Windermere Outfall project resubmitted to Harris County Flood Control; coordination ongoing.
 - South Piney Point tree removal completed.
 - Memorial Drive asphalt reclamation fully milled with base repair coordination underway.
 - MVWA sanitary sewer rehabilitation is progressing.
 - HDR has identified erosion and partial bank failure along the ditch at 141 Radney Road; HDR is requesting Council direction on potential next steps.
 - Tracy Zhou (HDR traffic team) will attend the Council meeting to address questions related to the Kinkaid Traffic Study and potential Iteris/Paradigm traffic signal enhancements. The updated Kinkaid Traffic Study identifies operational improvements at San Felipe and Kinkaid Drive that significantly reduce congestion and improve intersection performance, primarily through added turn capacity and signal optimization.
 - Second left-turn lane cuts queues ~640 ft → ~256 ft (AM peak).
 - LOS improves from failing (F/E) to acceptable (C-D).
 - Signal timing optimization reduces overall delay.
 - School peak shows the biggest improvement (F → C-D).
 - Traffic counts adjusted for students returning to campus.
 - Updated crash data supports the need for improvements.
- B. 2026 UPDATES TO THE DRAINAGE CRITERIA:** HDR is requesting Council discussion and direction regarding proposed updates to the City's drainage criteria to ensure alignment with current standards, improve consistency in design, and address evolving drainage conditions within the City.
- C. DISCUSSION AND POSSIBLE APPROVAL OF ILSN STREET SIGNS FOR MEMORIAL DRIVE:** HDR requests Council discussion and potential direction regarding ILSN street sign mockups associated with the Memorial Drive signal project. Proposed designs incorporate City branding and are intended to complement the upgraded signal infrastructure and enhance corridor identity.

- D. LANDTECH PROPOSAL – WINDERMERE TCE (14, 15, AND 16 WINDERMERE): Staff requests Council discussion and possible action on a proposal from Landtech for preparation of metes and bounds descriptions associated with temporary construction easements (TCEs) at 14, 15, and 16 Windermere. This work is necessary to support progress on the outfall repair project and facilitate coordination with affected property owners. Staff has conducted two separate discussions with the property owner at 15 Windermere since our last council meeting; however, an agreement has not been reached to date. The metes and bounds survey will provide the level of detail requested and will be required should the city need to pursue alternative options to move the project forward.

Recommendations:

1. **Approve** the proposed updates to the City's drainage criteria to maintain current standards.
2. **Approve** the ILSN Street Sign design for Memorial Drive and authorize implementation in coordination with Harris County.
3. **Approve** the Landtech proposal for metes and bounds descriptions associated with temporary construction easements (TCEs) at 14, 15, and 16 Windermere and authorize staff to proceed.



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

City Council Meeting Date: April 29, 2026

Submit to City: April 24, 2026

CURRENT PROJECTS:

1. Windermere Outfall Repair Project (Action Required)

HDR has submitted the Windermere 24-inch Outfall Repair Plans to the Harris County Flood Control District. On April 8, 2026, HDR received minor comments from Flood Control requesting that the previous bank elevations be shown. HDR arranged a meeting with Mike Vanderwater (Buffalo Bayou Watershed Coordinator) on April 23, 2026, to discuss the Flood Control comments. On April 23, 2026, HDR resubmitted the plans for Flood Control's approval.

At the request of Council, HDR arranged a meeting with the resident at 15 Windermere to discuss the revised Temporary Construction Easement (TCE). This TCE is limited to just outside the washout area, and is necessary in order to repair the outfall at the back of the 15 Windermere Property. HDR and the City had an initial meeting on April 21, 2026 with the resident, and received comments on the revised TCE. On April 22, 2026, HDR, the City, the City Attorney, and the Mayor attended a follow-up meeting with a revised TCE. The resident expressed concerns with the accuracy of the property line as shown by the survey and requested that a TCE signed and certified by a professional surveyor be provided. HDR has acquired a proposal from Landtech to establish the limits of the TCE through a metes and bound survey, and to verify the property corner between 14 and 15 Windermere Lane and is requesting discussion and possible approval from Council.

As previously discussed, the residents at 14 Windermere have requested to receive compensation in order to do their own site restoration. The scope of this work includes reinstating landscaping, irrigation, electrical, stone pathways, and stonework.

2. 2026 Drainage Criteria Updates (Action Required)

Every year, the City and HDR work to update the drainage criteria to address any issues that have been identified throughout the previous year. Throughout the last year, the City and HDR have had multiple issues regarding survey information, as-builts, and pool construction. A copy of the drainage criteria is attached, with the new items highlighted. HDR is requesting discussion and possible action to approve the updated drainage criteria.

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

Following the March Council meeting, HDR sent Council's comments on the signs to the County and their Engineer. However, on April 7, 2026, HDR received an update that the comments could not be



accommodated. HDR has designed the attached signs and will provide them with the County, if approved by Council.

HDR and the City met with two companies to evaluate potential technology and operation enhancements for the traffic signals – Paradigm and Iteris. Below is a comparison of both vendors for further discussion and evaluation by Council.

	Iteris	Paradigm
Detection Capability	8 road users (car, bus, truck, motorcycle, school bus, semi-truck, bicycle, pedestrian), passive detection for pedestrians <i>Note: Iteris emphasizes better road user classification, which is not a specialty for Paradigm's system</i>	Passive detection for pedestrians using video detection
Safety Features	Dilemma done protection, red clearance extension, pedestrian safety application. <i>Note: Paradigm has a mobile app for all road users, which Iteris lacks. Iteris offers ped detection triggered actions like roadside lighting turned on. Paradigm did not demo such function.</i>	Travel Safely app provides warnings to drivers for ped, school zone, left turn from a mobile device. Audio warning at intersections for pedestrians
Data Analytics	Use GPS data from vehicles and mobile devices to provide 24/7 monitoring of the network High resolution data from the controller <i>Note: both systems have similar functions. More info from Paradigm is needed for specifics about performance measure.</i>	
Preemption	GPS based preemption system for emergency vehicles <i>Note: Although the same detection technology is used by both vendors, Paradigm's system has been used by many emergency response agencies in the area for a long time</i>	
Presence in Houston Area	None	Hedwig Village, TxDOT, Fort Bend County, City of Missouri
Maintenance and Tech Support	No local team, remote tech support, Scheduled on-site support	Local team available

4. Kinkaid School Additional Left Turn Lane

On April 17, 2026, HDR received the updated version of the Kinkaid School Traffic Study and had no further comments. HDR has provided a copy of the Traffic Study in the Report for the review of Council.

5. South Piney Point Road Improvements

The tree clearing along South Piney Point Road was completed by Lonestar Tree Removal Services for the total amount of \$8,200.00 on April 2, 2026. HDR has reviewed and submitted the invoice to the City for processing.

6. Harris County Memorial Drive Asphalt Reclamation Project

The Notice to Proceed for this project was issued on February 23, 2026, with a contract duration of 122 calendar days. The entire project alignment has been milled, and HDR attended the site visit to identify base repair locations on April 15, 2026.

7. Soliders Creek Sub Watershed Feasibility Study Project

HDR received an updated version of the report on March 18, 2026, and requested a meeting with Halff and Flood Control to discuss comments. HDR discussed that it appears that although the County has updated their exhibits and models to include the existing infrastructure that had been installed by the City,

they have not updated the report and the cost benefit analysis to reflect these changes. On April 16, 2026, HDR received an appendix to the report that included record drawings from various City projects; however, the report was not changed.

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

HDR has been coordinating with the Memorial Village Water Authority regarding the 2026 Sanitary Sewer Rehabilitation Project. On April 16, 2026, HDR and the City received an updated construction schedule. The Contractor began pre-construction CCTV on April 20, 2026, and is expected to take a week. Per the schedule, pipe bursting is anticipated to begin on May 25, 2026. However, MVWA will provide weekly updates on progress and of any delays.

9. Radney Road Erosion

On April 21, 2026, the City notified HDR of erosion concerns reported by the resident at 141 Radney Road. HDR conducted a site visit on April 22, 2026, to evaluate the conditions. Based on field observations, the ditch appears to be retaining standing water, and the steep side slopes have contributed to ongoing erosion and partial collapse of the ditch banks. At this time, there is no indication that the sanitary line is contributing to the issue. HDR requests direction from the City Council on how to proceed.





Traffic Study

San Felipe Street – Memorial to Voss

April 17, 2026

The Kinkaid School

Houston, Texas

WPM Project Number: T03-25007-00

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INTRODUCTION

Walter P Moore conducted a traffic study along San Felipe Street within the vicinity of The Kinkaid School. The objective of the study is to identify options to improve level of service at adjacent intersections during AM, school, and PM peak periods. The City of Piney Point has jurisdiction over changes within San Felipe Street right of way (ROW) near The Kinkaid School. A traffic analysis is required when proposing roadway modifications within the city ROW, such as expanding the left turn lane storage capacity on the westbound approach. This report summarizes the study effort.

BACKGROUND

This section provides background information on the previous studies that have been completed for The Kinkaid School. The following are the relevant recent traffic studies that have been performed:

1. Traffic Operations Study – performed in April 2018
2. Traffic Operations Study Update – performed in April 2019

The 2018 study focused on AM peak hour operations at the San Felipe Street at Kinkaid Drive intersection. The traffic operations study made the following recommendations:

- Realignment of internal roadways
- Addition of an eastbound right turn (EBRT) bay on San Felipe Street at Kinkaid Drive
- Addition of a proposed west driveway
- Addition of a second westbound left turn (WBLT) bay on San Felipe Street at Kinkaid Drive

The first three suggestions were implemented in phases while the last proposed improvement was deferred. A year later, a second traffic operations study further confirmed the benefits of a second turn lane on the WB approach at this main entrance to campus.

The purpose of the current traffic study is to reevaluate what improvements can be made to get the best level of service for the intersection of San Felipe Street at Kinkaid Drive intersection while also improving corridor operations.

AREA CONDITIONS

The Kinkaid School is a PreK through 12th grade private school located in the City of Piney Point on the west side of Houston and south of IH 10. The school is located along the south side of San Felipe Street, between Memorial Drive and S Voss Road.

There are currently three driveways for the school along San Felipe Street, two of which are used for daily operations. The western most drive is currently closed and only used for construction activities or special events. The main driveway, named Kinkaid Drive, is a signalized intersection. The east driveway, named Kinkaid East Driveway, is an unsignalized exit, operated by safety officers during the AM peak period for school drop off operations.

The site location map is provided in **Figure 1**. All **Figures** are included following the body of the report and before the Appendix.

INTERSECTIONS

Following are the six existing intersections that were analyzed as part of this study:

1. San Felipe Road at Memorial Drive/Stillforest Street (signalized)
2. San Felipe Road at Kinkaid West Driveway (unsignalized; closed and used for construction and special purposes)
3. San Felipe Road at Kinkaid Drive (signalized)
4. San Felipe Road at Kinkaid East Driveway (unsignalized, stop controlled exit)
5. San Felipe Road at Farnham Park Drive/Woods Edge Lane (signalized)
6. San Felipe Road at S Voss Road (signalized)

The existing lane configuration is provided in **Figure 2**.

TRAFFIC VOLUMES

Traffic counts were collected at study intersections on Tuesday, April 8, 2025, from 6:30 AM to 6:30 PM. The analysis showed that the AM peak hour occurred from 7:15-8:15 AM, the school peak hour occurred from 3:00 - 4:00 PM, and the PM peak hour occurred from 4:45-5:45 PM. **Figures 3, 4, and 5** illustrate the existing AM, School, and PM peak hour volumes at each intersection. Existing traffic counts are found in the Appendix under **TAB ONE**.

ASSUMPTIONS

- During the AM peak traffic times, two safety officers direct traffic at the intersection of San Felipe Street at Kinkaid East Driveway. The officers hold San Felipe Street traffic to allow approximately 10 vehicles (about 5 per exit lane) to exit in batches from campus, creating an operational pattern similar to signalized control. The intersection was modeled as actuated–uncoordinated traffic signal operation to better handle the irregular school release traffic and officer control during the AM peak, allowing more flexible and responsive operation, and stop controlled during the school peak and PM peak to reflect what was observed in the field.
- Furthermore, a police safety officer is present during the AM peak period to manually direct traffic at the San Felipe Street and Kinkaid Driveway intersection. In the field, this officer control prioritizes the northbound and southbound approaches serving the school’s main entry and exit movements, reducing the green time normally allocated to the eastbound and westbound directions. As a result, the eastbound and westbound movements show better performance in the model than what is typically experienced during the AM peak when the officer is present.
- During the school peak for the intersection of San Felipe Street at S Voss Road, the traffic signal timing file contains two timing plans applicable to the school peak period: one from 3:00 to 3:30 PM and another from 3:30 to 4:30 PM. The school peak hour for this analysis falls between 3:00 and 4:00 PM. Since this overlaps both timing plan periods and the highest traffic volumes occur between 3:30 and 4:00 PM, the timing plan starting at 3:30 PM was selected for the analysis.
- A speed limit of 30 MPH was assumed for smaller cross streets such as Kinkaid East Driveway, Farnham Park Drive, and Woods Edge Lane where posted speed limits were unavailable.
- School zones were added during the AM peak and school peak models with a speed limit of 20 mph at San Felipe St from Stillforest Street to Farnham Park Drive eastbound and from Farnham Park Drive to Kinkaid Drive westbound.
- Campus buildings were under construction during the data collection portion of this study in April 2025. These construction activities on campus displaced approximately 300 Upper School students from parking on campus. These students were routed instead to park at Memorial Drive Presbyterian Church, located west of

The Kinkaid School along San Felipe Street /Memorial Drive. Students were shuttled to and from this parking area by campus shuttles.

- For the 2025–2026 school year, Upper School students will return to parking directly on campus. Accordingly, the traffic counts were adjusted to reflect this anomaly in Spring 2025 conditions, considering that roughly half of the 300 Upper School students who currently park off campus will depart during the school peak, while the remainder will leave during the PM peak due to after-school activities.

TRAFFIC ANALYSIS

Intersection operations were analyzed using *Synchro 12.0*, a software developed to automate procedures found in the *Highway Capacity Manual 7th Edition*. Results of the capacity analyses are reported in standard level of service (LOS) format, with the most favorable condition being designated as LOS A and the least favorable condition indicated by LOS F. The intersection level of service is based on the average amount of delay that vehicles encounter at a given intersection. The level of service criteria for signalized and unsignalized intersections, along with a brief description of the conditions experienced for each level of service grade, can be seen in **Table 1** and **Table 2**. Transportation agencies generally consider operations at or above LOS C to be acceptable. In more dense urban areas, operations at or above LOS D are also considered acceptable during peak traffic hours.

Table 1: Level of Service Criteria for Signalized Intersections

Level of Service	Stopped Delay (seconds/vehicle)	Description
A	≤ 10	At a single intersection most vehicles do not stop at all. When linked with other signals, vehicles progress through intersections without stopping.
B	> 10 and ≤ 20	At a single intersection some vehicles stop before getting a green signal. When linked with other signals, some cars may have to stop but most progress through the intersection without stopping.
C	> 20 and ≤ 35	At a single intersection, a significant number of vehicles must stop and wait for a green signal. Some vehicles may have to wait through one full signal cycle before being able to move through the intersection.
D	> 35 and ≤ 55	At this level, congestion is noticeable. Many vehicles have to stop while waiting for a green signal. A noticeable number of vehicles have to wait through one full cycle before being able to continue through the intersection.
E	> 55 and ≤ 80	At this level, almost all vehicles have to wait through one or more full signal cycles before moving through the intersection. When linked with other signals, progression is slow.
F	> 80	At this level, the number of vehicles entering the intersection exceeds its capacity. Vehicles have to wait through multiple full signal cycles before moving through the intersection.

Table 2: Level of Service Criteria for Unsignalized Intersections

Level of Service	Avg. Total Delay (seconds/vehicle)	Description
A	≤ 10	At most, one vehicle is waiting to move through the intersection when the driver reaches the stop sign. Most often, the driver pulls up to the stop sign and is immediately free to proceed through the intersection.
B	> 10 and ≤ 15	When the driver reaches the intersection, one or two vehicles are in front of him. Once those vehicles proceed through the intersection, the driver is able to continue without opposition.
C	> 15 and ≤ 25	At this level, several vehicles may be in front of the driver at a two-way stop-controlled intersection. At an all-way stop-controlled intersection, there may be two or more vehicles at each approach that the driver has to wait for before getting his turn.
D	> 25 and ≤ 35	At this level, there are at least four vehicles in front of the driver and several vehicles at the other approaches. Also, for two-way stop-controlled conditions, the volume of traffic on the uncontrolled street may be high.
E	> 35 and ≤ 50	When the driver reaches the intersection, there are between five and eight vehicles in front of him and many vehicles at the other approaches that must also proceed through the intersection before the driver may continue.
F	> 50	At this level, the driver must wait for eight to ten cars at his approach to move through the intersection along with at least five vehicles at the other approaches. This level can also occur at two-way stop-controlled intersections when the uncontrolled street has such a high volume that no gaps are available in the traffic stream for the vehicles at the cross street to continue.

ANALYSIS SCENARIOS

The following traffic analysis scenarios were studied to evaluate conditions and level of service for the intersection of San Felipe Street at Kinkaid Drive intersection. All scenario conditions are based on April 2025 vehicles and pedestrians traffic counts. The scenarios included are as follows:

Scenario 1 represents the current lane configurations and existing traffic signal timings.

For all scenarios below, the dual westbound left turn (WBLT) lanes along San Felipe Street at Kinkaid Drive are included as part of the improvements.

Scenario 2A uses the existing signal timings.

Scenario 2B reflects optimized signal timing along the San Felipe corridor, adjusted pedestrian clearance intervals, and reduced yellow time used in crosswalk calculations. These improvements are also applied in the remaining scenarios.

The scenarios outlined above represent the primary analysis to determine the effectiveness of the westbound dual left turn lanes. In coordination with the City of Piney Point, additional scenarios were developed to further evaluate additional potential modifications and are presented below.

Scenario 2C considers the removal of the west-leg pedestrian crossing and modification of the southbound lane configuration to include a left turn bay and a shared through and right turn lane.

Each of the subsequent scenarios incorporates the updated southbound approach lane configuration as well as the elimination of the west-leg pedestrian crossing as it presents improved delays at the intersection for all scenarios and provides flexibility in signal timing modifications.

Scenario 3A modifies the northbound approach at Kinkaid Drive by reassigning the existing lanes to create an exclusive left-turn lane and a shared through/right-turn lane. In addition, the northbound left-turn movement is modified to operate under a protected-permissive phase.

Scenario 3B maintains the northbound lane reconfiguration at Kinkaid Drive, providing an exclusive left-turn lane and a shared through/right-turn lane. In this scenario, the northbound left-turn movement is modified to operate as a permissive-only phase.

Scenario 4A introduces a widened northbound approach at Kinkaid Drive that provides an exclusive left-turn, through, and right-turn lanes. Additionally, the northbound left-turn movement is set to operate with a protected-permissive phase.

Scenario 4B maintains the modified northbound lane assignments at Kinkaid Drive by widening the northbound approach to provide exclusive left-turn, through, and right-turn lanes. In this scenario, the northbound left-turn movement is set to operate under a permissive-only phase.

Table 3 presents a comparative summary of all lane assignments and signal phasing adjustments evaluated in this study.

Table 3: Scenario Comparative Summary

Scenario	1	2A	2B	2C	3A	3B	4A	4B
April 2025 traffic counts	✓	✓	✓	✓	✓	✓	✓	✓
Existing lane configuration	✓							
Existing signal timing	✓	✓						
Dual westbound left turn lane (WBLT)		✓	✓	✓	✓	✓	✓	✓
Optimized signal timing, adjusted ped clear and reduced yellow			✓	✓	✓	✓	✓	✓
Southbound lane adjustments and eliminate pedestrian crossing				✓	✓	✓	✓	✓
Northbound lane adjustments					✓	✓		
Northbound widening							✓	✓
Protected-permissive NBL phase					✓		✓	
Existing permissive NBL phase	✓	✓	✓	✓		✓		✓

Analysis results are provided for all proposed conditions under **TAB THREE** through **TAB NINE**.

RESULTS

LEVEL OF SERVICE COMPARISON

The analysis was conducted using *Synchro 12.0* software, which offers two primary methodologies for estimating intersection performance: the HCM 7th Edition method and the software's built-in Node Intersection Delay method. The HCM 7th Edition methodology is the industry-standard approach and is used whenever applicable, as it provides a comprehensive and widely accepted framework for intersection analysis. However, HCM analysis is only supported under specific conditions, including:

- Posted speeds between 25 and 55 mph.
- Standard NEMA phasing configurations

In this study, only two of the six intersections met these criteria and were analyzed using the HCM 7th Edition methodology. The remaining four intersections (located within a school zone with speed limits reduced to 20 mph and featuring non-standard signal phasing) did not meet the eligibility requirements for HCM analysis. For these locations, LOS and delay were estimated using Node Intersection Delay, which is based on Synchro's internal calculation method.

Results based on HCM 7th Intersection Delay were used at the following intersections:

- San Felipe Street at Kinkaid West Driveway (Intersection 2)
- San Felipe Street at Kinkaid East Driveway (Intersection 4- modeled as stop controlled during school and PM)
- San Felipe Street at S Voss Road (Intersection 6)

Results based on Node Intersection Delay were used at the following intersections:

- San Felipe Street at Memorial Drive/Stillforest Street (Intersection 1)
- San Felipe Street at Kinkaid Drive (Intersection 3)
- San Felipe Street at Kinkaid East Driveway (Intersection 4- modeled as a signalized intersection during the AM peak)
- San Felipe Street at Farnham Park Drive/Woods Edge Lane (Intersection 5)

The analysis begins with a focus on operational and geometric improvements at the San Felipe Street and Kinkaid Drive intersection, primarily through signal timing adjustments and geometric modifications. A comparison of this intersection LOS and delay for the AM, School, and PM peak hours is presented in **Table 4** through **Table 6**.

Council Agenda Item Cover Memo

**4/29/2026
Date of Meeting**

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Annual City Drainage Criteria Update

SUMMARY/BACKGROUND (WHY): HDR requests direction from Council regarding the Annual update to the City Drainage Criteria.

STAFF RECOMMENDATION: _____

ESTIMATED COST: FUNDING SOURCE: _____

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

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

CITY OF PINEY POINT VILLAGE
NEW CONSTRUCTION

Address of Property: _____
 Date: _____
 Builder: _____
 Builder's Contact Telephone Number: _____
 Engineering Company: _____
 Engineer: _____
 Engineer's Contact Telephone Number: _____
 Engineer's Mailing Address: _____

NEW CONSTRUCTION DRAINAGE - PLAN REQUIREMENTS -

1. A Temporary Drainage Plan during Construction shall be submitted and approved, and shall conform to guidelines for Temporary Drainage Plan (separate requirements not listed on this sheet). Plans will not be approved without an approved temporary plan.	
2. The Drainage Plan shall demonstrate that positive drainage will occur on the lot.	
3. An Existing Conditions Topographic Survey shall be prepared and submitted to the City with the Drainage Plan. The topographic survey shall be prepared, signed, and sealed by a Registered Professional Land Surveyor (R.P.L.S) in the State of Texas. Surveys over 24 months old will not be accepted.	
4. The Drainage Plan shall include all aspects of the anticipated development including but not limited to building foundation, patios, decks, swimming pools, drives, walks, landscaped areas, downspouts, drainage system, etc. The Drainage Plan shall show existing and finished grade elevations of all proposed paving and grading on the site and shall include existing and planned spot elevations at a maximum of 25-foot spacing covering the lot, including shots on 25-foot spacing along the perimeter of the lot, grid across the lot, and along the perimeter of all structures (i.e., building slabs, sidewalks, patios, driveways, decks, etc.).	
5. If roadside ditches in the right-of-way are to be disturbed (i.e. removal of existing driveway culverts), proposed ditch flow line and top of bank elevations must be provided on the drainage plan at a maximum of 25-foot spacing.	
6. The topographical survey and drainage plan shall show the location and existing elevations of roadways, all trees on the lot , all easements, all landscaping, storm and sanitary sewers. Proposed removal of any existing trees must be indicated on the drainage plan.	

7. The topographical survey must also include features in the right-of-way in front of adjacent properties including ditch flow line and top of bank elevations and storm sewer elevations (driveway culvert flow lines, storm sewer flow lines, inlet top of grates).	
8. The Drainage Plan shall be prepared under the supervision of a Registered Professional Engineer of the State of Texas. The plans shall be sealed and signed by Engineer.	
9. When a Drainage plan is to incorporate a retaining wall, a detail of the retaining wall will be required on the submitted plans.	
10. All hardscaping (e.g. driveways, patios, walkways, retaining walls, pavers, etc.) must be a minimum of 3-feet from the property line at the side yard to allow for drainage or grading.	
11. Engineer shall provide drainage area calculations using Atlas 14 rainfall data for a Harris County Region 2 2-Year storm event on the submitted plans. The runoff coefficient (C-value) used must be calculated using the following equation: $C = 0.6I_a + 0.2$. (I_a = impervious area/total area) and must not be less than 0.40.	
12. All proposed drainage pipes shall be sloped to achieve a minimum velocity of 3ft/sec.	
13. No elevation changes shall occur around the perimeter of the property. Plan shall show existing and proposed elevations on 25-foot spacing along the perimeter of the property.	
14. Outfall flow line elevations and flow line of existing system shall be shown where proposed tie-in occurs.	
15. Culverts shall be able to convey a Harris County Region 2 2-year storm event using Atlas 14 rainfall data for all affected areas. The min. culvert size shall be 3.14 square feet (24-inch diameter) and shall be Reinforced Concrete.	
16. All driveway culverts shall have a minimum cover of 3-inches between top of pipe and bottom of pavement.	
17. Drainage of the lot may be obtained by surface or sub-surface means, or a combination of the two, as is appropriate and necessary to ensure that all runoff produced in a Harris County Region 2 2-year storm event using Atlas 14 rainfall data will drain into the street, ditch, storm sewer system, or a recorded drainage easement.	
18. The Contractor shall be responsible for implementation, maintenance, and inspection of storm water pollution prevention measurements including, but not limited to, erosion and sediment controls (reinforced filter-fabric fencing), waste collection and disposal, off-site vehicle trucking, and other practices consistent with state and local regulations. Hay bales will not be allowed to be used as sediment control devices.	
19. Note on plan "Any areas of grass within the City's right of way which are disturbed	

or dug up during construction shall be replaced with St. Augustine or grass which matches the grass removed.”	
20. Note on plan “Any damage to existing roads, driveways, sidewalks, or other appurtenances within the City’s right of way shall be saw cut, removed and replaced with material equal to or superior to existing material, and be installed in a manner acceptable to the City”.	
21. Note “The Contractor shall maintain drainage during construction as to not adversely impact adjacent / neighboring properties during a Harris County Region 2 2-year storm event using Atlas 14 rainfall data”.	
22. Note “Reinforced Filter-Fabric Fences may not be taken down until the builder receives approval from the City”.	
23. Note “Any revisions to the originally approved drainage plans must be submitted to the City by the builder’s Engineer that provided the original approved drainage plans. Resubmitted plans must be signed and sealed by the builder’s Engineer”.	
24. Note on plan “Any excavation in the drip-line of trees 20-inches in diameter and above must be completed by hand digging. No roots larger than 1-inch in diameter are permitted to be cut for construction of the drainage system.”	
25. Note on plan “Roof drain tie-ins as a minimum shall be as follows: 1 per 4-inch drain line or 4 per 6-inch drain line. The design engineer shall determine the proper sizing as part of the permanent drainage plan.”	
26. Note on plan “Proposed landscaping/planting areas along the perimeter of the property shall not impede storm water flow into and through swales or storm sewer inlets. No raised flower beds will be allowed along the perimeter of the property. No landscaping/planting will be permitted in proposed drainage swales.”	
27. Note on plan “Pipe connections to inlets must be installed with a water-tight seal both on the outside face of inlet structure and the inside wall. It is recommended that inlet bottoms are grout filled to the proposed pipe flowlines to help facilitate flow conveyance.”	
28. Note on plan “Proposed curb cuts and repairs must be inspected by drainage inspector prior to the concrete curb pour to ensure the cut and repair in the field matches the proposed detail shown on the drainage plan.”	
29. Note on plan “If a drainage sump pump is proposed on the temporary drainage plan, the sump pump must be installed and operable to pass temporary drainage inspection.”	
30. Note on plan: “It is recommended that all temporary benchmarks be located out of the construction area to protect from construction activities and make them easily accessible. It is the responsibility of the Contractor to protect temporary benchmarks.”	
31. Contractor shall submit an elevation survey of the pool decking formwork prior to its pouring for review by the City. The pool decking formwork survey shots shall be based on the established benchmark system in the approved drainage plans. The contractor can only proceed forward with the installation of the pool decking after the City provides a letter of no objection to the formwork elevations. Any decking	

installed prior to the builder receiving a letter of no objections, will have to be removed.	
32. If storm sewer pipes are proposed in drainage plan, main pipes shall be minimum 6-inch PVC SDR 26. Drainage grate inlets to be a minimum of 12" x 12" along main line pipe.	
33. If storm sewer pipes are proposed on drainage plan, all pipes shall be labeled indicating the proposed length, material and flowline elevations. All proposed storm sewer inlets or junction boxes must be labeled with top of grate elevations and flow line elevations of pipes connected to the box.	
34. All inlet grates for proposed area drains as part of the drainage system must be fully exposed and may not be buried under gravel, landscaping, artificial turf, etc.	
35. If drainage swales are proposed as part of the drainage system, swales shall be a minimum of 6-inch deep from high bank to flow line.	
36. No drainage shall go into an adjacent private drainage system without a drainage easement recorded at the Harris County Clerk's office. (No private agreements between homeowners sharing drainage will be allowed unless recorded at County Clerk Office and approved by the City).	
37. All drainage systems that require a sump pump system must include a sump detail with a properly sized overflow pipe to convey 2-year storm event. The pump system does not need to be of a size to pump the storm itself and the pumping system shall be sized so as to not negatively impact the City's existing storm system and/or infrastructure.	
38. The engineer is to provide a force main separate from an overflow line (i.e. the force main is not allowed to discharge into the overflow pipe at any point.).	
39. An erosion control system shall be required at the outfall of the force discharge (Concrete apron, rip rap, etc.).	
40. Drainage system must include a clean-out, inlet or junction box at every bend to provide access for maintenance; the only exception may be where roof drains tie into the main system.	
41. When the design calls for a system to discharge through an existing concrete curb, the plan submitted must include a curb cut and repair detail. This detail will include No. 4 rebars doweled in both vertically and horizontally to the existing pavement and curb.	
42. Proposed tie-ins to existing storm sewers that have saddle inlets will not be allowed. The developer will replace the saddle inlet with a City of Houston Type A Inlet.	
43. Provide tie-in detail if using existing City inlet.	
44. French Drains are for landscape use only (i.e. flowerbeds) and not to be used in lieu of inlets in the permanent or temporary drainage plan.	

<p>45. All drainage plans and as-built plans shall utilize the City Benchmark System. Please contact the City for information on the location and elevation of the closest benchmark. Please include the benchmark that was used for elevations on the submitted plan.</p>	
<p>46. Submitted plans shall be drawn to an engineer's scale and not to an architect's scale.</p>	
<p>47. All plans need to be oriented with North directed to the top or right of the page.</p>	
<p>48. If roof drains are to be tied into the drainage system, they must be shown in the drainage plan.</p>	
<p>49. Roof drain tie-ins as a minimum shall be as follows: 1 per 4-inch drain line or 4 per 6-inch drain line. The design engineer shall determine the proper sizing as part of the permanent drainage plan.</p>	
<p>50. When building in the floodplain the surveyor or engineer must delineate the limits of the 500-year, 100-year floodplains and floodway as established by the Effective FEMA F.I.R.M. maps. 500-year and 100-year floodplain boundaries shall be based on the contour of the 500-year and 100-year flood elevations at the subject property.</p>	
<p>51. When building in the floodplain, plans must list the 500-year and 100-year flood elevations at the subject property as established by FEMA and Harris County Flood Control District.</p>	
<p>52. When building in the 500-year floodplain, plans must include a certificate of elevation.</p>	
<p>53. When building in the floodplain, plans must include cut and fill calculations to demonstrate no net fill within the 500-year floodplain below the 500-year flood elevation. The Engineer must provide cross sections showing the existing natural ground elevations, proposed finished grade elevations, and proposed structures to verify the proposed cut and fill mitigation calculations. Volume of proposed storm sewer pipes or drainage swales used for conveyance capacity for 2-year design storms may not also be used as cut volume for floodplain mitigation. Volume of proposed pools on the property may not be used as cut volume for floodplain mitigation.</p>	
<p>54. Per City Code of Ordinances Section 34-95: Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.</p>	
<p>55. Per City Code of Ordinances Section 34-122 – Limitation on lot fill for property:</p> <p style="padding-left: 40px;">a) The height to which any point on the lot can be filled, other than the foundation, shall be limited to no more than the amount needed to create a</p>	

<p>maximum elevation equal to a one percent 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. The only exceptions to this requirement are:</p> <ol style="list-style-type: none"> 1. The building foundation. 2. The driveway, within a 30-foot, 180-degree outward facing arch, established from the building line of the main vehicle entrance to the garage, if the following requirements are met: <ol style="list-style-type: none"> a. A curb is provided on the driveway perimeter adjacent to the property line. b. The driveway must be spaced a minimum of three feet from the property line. c. A means to drain the area between the edge of the driveway and property line shall be provide in accordance with city drainage criteria. b) In no case shall more than 12 inches of fill be allowed on any lot, other than the exceptions provided for in subsection 34-122(a) above. c) Existing elevations which are higher than the calculated elevations are not required to be cut to meet the requirements of this section. The calculation only applies to additional fill above the existing ground elevation (pre-construction elevations). d) All fill used on property located inside the 500-year flood plain shall comply with zero net fill requirements that are established in article III of this chapter. 	
<p>56. Drainage Plans must be approved by Harris County Flood Control District (HCFCD) if the drainage system is proposed to discharge into a tributary of Buffalo Bayou.</p>	
<p>57. Plans must have all Memorial Villages Water Authority utilities shown in the Right-of-Way</p>	
<p>58. Drainage plans must be approved by Memorial Villages Water Authority (MVWA) prior to a building permit being issued to the builder for work performed in the right-of-way. Plans only entering the right-of-way to outfall into City facilities do not have to be approved by MVWA.</p>	
<p>59. Sump pumps proposed on temporary drainage plans must be completely installed and operable at the time of construction.</p>	
<p>60. Drainage plans must show finished floor elevation, garage finished floor elevation, and the elevations on the driveway adjacent to the garage. Garage finished floor elevation must coordinate with adjacent proposed driveway elevations.</p>	
<p>61. Finished floor elevation must be 12-inch above the nearest sanitary sewer manhole lid elevation. Elevation of nearest sanitary sewer manhole lid must be provided.</p>	
<p>62. Any excavation in the vicinity of trees 20-inches in diameter and above shall be completed by hand digging. Locations of hand digging around trees must be called</p>	

out on the drainage plan.	
63. No drainage pipes shall be proposed within the drip-line of any trees that are either partially or completely located on an adjacent property.	
64. Drainage plans shall include a title block clearly indicating the engineering firm's contact information and scope of work (new house, house addition, new pool, etc.).	
65. Drainage plans must show all sanitary sewer clean outs on the property.	
66. Drainage plans must be submitted on paper with dimensions of either 34"X22" or 36"X24".	

Council Agenda Item Cover Memo

**4/29/2026
Date of Meeting**

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Memorial Drive ILSN Street Signs

SUMMARY/BACKGROUND (WHY): HDR requests direction from Council regarding the Memorial Drive ILSN Street Signs.

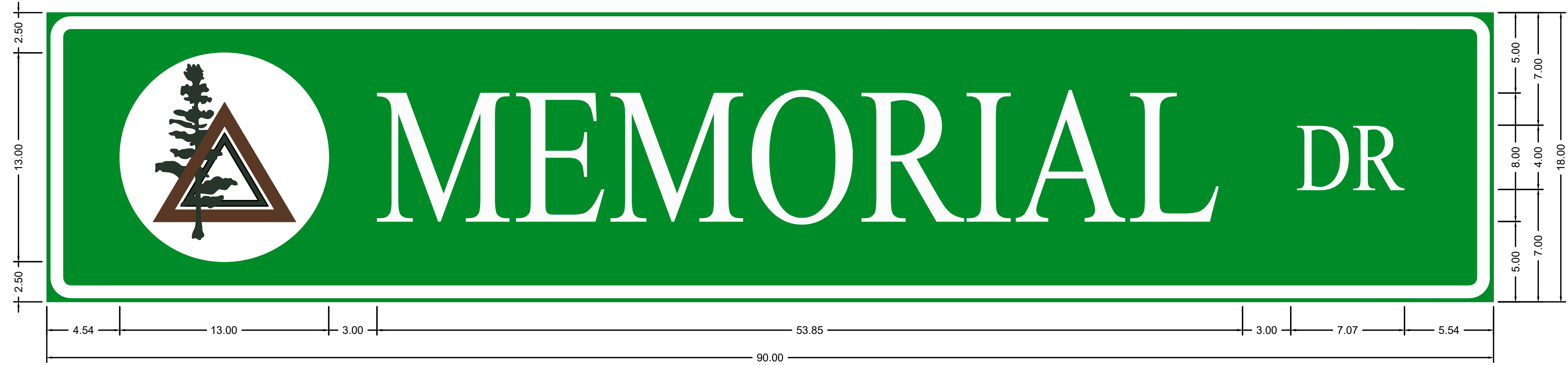
STAFF RECOMMENDATION: _____

ESTIMATED COST: FUNDING SOURCE: _____

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

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes



D3-1(3)_VARx 18;
 1.50" RADIUS, 1.00" BORDER, WHITE ON GREEN;
 'MEMORIAL': TIMES NEW ROMAN 50% SPACING; 'DR': TIMES NEW ROMAN



D3-1(3)_VARx 18;
 1.50" RADIUS, 1.00" BORDER, WHITE ON GREEN;
 'MEMORIAL': TIMES NEW ROMAN 50% SPACING; 'DR': TIMES NEW ROMAN

Council Agenda Item Cover Memo

**4/29/2026
Date of Meeting**

To: Mayor and City Council

Agenda Item:

Discuss and take possible action on Landtech Survey Proposal

SUMMARY/BACKGROUND (WHY): HDR requests direction from Council regarding the Landtech Survey Proposal for 14, 15, and 16 Windermere Lane.

STAFF RECOMMENDATION: _____

ESTIMATED COST: FUNDING SOURCE: _____

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

PREPARED BY: John Peterson/Grace Moylan

ATTACHMENTS: Yes

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Consideration and possible action regarding the resignation of Solace Kirkland Southwick from the Memorial Villages Police Commission and the appointment of a replacement.

Agenda Item: 6

The City has received a formal letter of resignation from Solace Kirkland Southwick from the Memorial Villages Police Commission. Ms. Southwick has served on the Commission since 2018 and has indicated her willingness to continue serving until a successor is appointed. This resignation creates a vacancy in Piney Point Village's representation on the Memorial Villages Police Commission. Council may consider acceptance of the resignation and the appointment of a replacement to fill the position.

Recommendation:

Staff recommends acceptance of the resignation of Ms. Solace Kirkland Southwick and consideration of the appointment of a replacement to the Memorial Villages Police Commission

The staff suggests that the City Council consider two potential actions:

Motion 1:

Move to accept the resignation of Ms. Solace Kirkland Southwick from the Memorial Villages Police Commission.

Motion 2:

Move to appoint [*Name of Appointee*] to serve on the Memorial Villages Police Commission for Piney Point Village.

DRAFT

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS, APPOINTING A MEMBER TO THE MEMORIAL VILLAGES POLICE COMMISSION; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Memorial Villages Police Commission provides oversight and governance for the Memorial Villages Police Department; and

WHEREAS, a vacancy has occurred in Piney Point Village’s representation on the Commission due to the resignation of Ms. Solace Kirkland Southwick; and

WHEREAS, the City Council desires to appoint a representative to serve on the Memorial Villages Police Commission;

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

Section 1. Appointment

The City Council hereby appoints [Name of Appointee] to serve as Piney Point Village’s representative on the Memorial Villages Police Commission.

Section 2. Effective Date

This Resolution shall take effect upon [Date].

PASSED AND APPROVED on this ___ day of _____, 2026.

Aliza Dutt
Mayor

ATTEST:

Robert Pennington
City Administrator / Authorized City Secretary

**Solace Kirkland Southwick
4 Smithdale Estates Dr.
Houston, Texas 77024
713.805.3194**

Via email

Mayor Aliza Dutt
City Council
City of Piney Point Village
7660 Woodway, Suite 460
Houston, Texas 77063

Re: Resignation from MVPD Commission


Dear Mayor Dutt and Members of City Council,

From the day of my appointment to the Memorial Villages Police Commission in 2018, I have thoroughly enjoyed the privilege of serving the City of Piney Point Village as a police commissioner. Piney Point is fortunate to have an extremely high quality police department, led by the excellent Chief Ray Schultz and supported by a strong team of sworn officers and dedicated administrators. The hard work and dedication of the entire department made my job as commissioner a true pleasure, and the experience has taught me a great deal about both policing and local government.

As much as I have enjoyed serving, the time has come for me to step down, and with this letter, I provide notice to Mayor Dutt and the members of City Council of my resignation from the Commission. I will continue to serve until the City appoints my successor.

I am enormously grateful to the City of Piney Point Village for providing me the opportunity to serve.

Very truly yours,


Solace Kirkland Southwick

cc: Bobby Pennington, City Administrator

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Consideration and possible action regarding the resignation of Chris Gore as Municipal Court Prosecutor, and discussion and possible appointment of a replacement.

Agenda Item: 7

The city has received notice of Christopher T. Gore's resignation as Municipal Court Prosecutor for the City of Piney Point Village. Mr. Gore submitted his resignation on February 16, 2026, effective March 1, 2026, after accepting a full-time position with the City of Houston.

Mr. Gore has served as Prosecutor under an engagement approved by Council and has supported the City's Municipal Court operations, including monthly dockets and coordination with the Municipal Judge and the City Attorney. He has offered to assist with the transition and onboarding of a replacement.

Staff recommends Eddie R. Calderon, Jr. as a replacement. As shown in his resume, Mr. Calderon has extensive municipal court experience, currently serving as a prosecutor for multiple cities and as a municipal judge. His background includes handling Class C misdemeanors, working with law enforcement and court staff, and presiding over a wide range of municipal proceedings.

Recommendation:

Staff recommends acceptance of the resignation of Christopher T. Gore and appointment of Eddie R. Calderon, Jr. as Municipal Court Prosecutor for the City of Piney Point Village.

The staff suggests that the City Council consider two potential actions:

Motion 1:

Move to accept the resignation of Christopher T. Gore as Municipal Court Prosecutor.

Motion 2:

Move to appoint Eddie R. Calderon, Jr. as Municipal Court Prosecutor for the City of Piney Point Village.

Resignation

From Chris Gore <chris@ctgore.com>
via courier.shield.security

Date Mon 2026-02-16 2:49 PM

To Michelle Yi <myi@pineypt.org>; Bobby Pennington <bpennington@pineypt.org>; John Klevenhagen <john@klevenhagenlaw.com>; Court Clerk <courtclerk@pineypt.org>

Good Afternoon,

Please accept this email as notice of my resignation effective March 1st.

I have accepted a a full-time position with the city of Houston and I begin on March 4th.

I am happy to assist and train the person that you hire as my replacement. If you would like my input into who could replace me, please let me know.

Christopher T. Gore
Attorney at Law
1401 Richmond, Suite 240
Houston, Texas 77006
Ph: 713-223-1600
Fax: 713-223-0131

Eddie R. Calderon, Jr.

UNITED STATES ARMY VETERAN

Experience

April 2000 to Present Eddie R. Calderon, Jr., Attorney at Law Houston, Texas

Criminal Defense Attorney

- Private practice Criminal Defense
-

October 2022 to Present	City of Arcola	Arcola, Texas
August 2022 to Present	City of Jamaica Beach	Jamaica Beach, Texas
April 2021 to Present	City of Sugarland	Sugarland, Texas
January 2019 to Present	City of Stafford	Stafford, Texas
May 2015 to Present	City of El Lago	El Lago, Texas
June 2008 to Present	City of South Houston	South Houston, Texas

City Prosecutor

- Prosecute all class C misdemeanors in the Municipal Courts; draft complaints; conducts citizen intake regarding direct filing on non-traffic misdemeanors; advises, assists, and educates police and City inspectors regarding statutory and code enforcement; drafts search and arrest warrants; works directly with chief clerk and presiding Judge to solve problems and establish policy; responds to questions and problems from citizens; and performs legislative analysis.
-

February 2025 to Present	City of Baytown	Baytown, Texas
April 2023 to Present	City of Houston	Houston, Texas

Municipal Judge

- Preside over pre-trial hearings, bench and jury trials, show cause hearings, indigence hearings, code enforcement hearings, stolen property hearings, bond revocation hearings, and juvenile magistrate warnings; issue community service orders; and review/issue search, inspection, seizure, arrest warrants and blood warrants.
-

June 1997 to April 2000	City of Houston	Houston, Texas
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Assistant City Attorney

Education

1994 to 1997	Texas Tech University	Lubbock, Texas
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Doctor of Jurisprudence

1992 to 1994	University of Texas at Arlington	Arlington, Texas
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Bachelor of Arts

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

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

Agenda Item: 8

This item provides an update on current vacancies and leadership changes within the City's boards and commissions and seeks Council action.

Board of Adjustment (BOA):

The current Chairman, Lawrence Chapman, has expressed interest in stepping down from the Chair position while remaining as a member. He has also shared his recommendation that Kevin F. Risley be considered for appointment as Chairman. Per City ordinance, the Chairman is appointed by City Council, and Council may consider this input along with any other candidates.

Planning & Zoning Commission (P&Z):

There is currently one vacancy on the Planning & Zoning Commission. Under City ordinance, members are appointed by the mayor, subject to approval by City Council. Vacancies are filled for the remainder of the unexpired term, and regular terms are two years commencing June 1. Council may consider approval of a mayoral appointment to fill the vacancy. Upcoming June reappointments will be brought forward under a separate agenda item.

Current Board & Commission Membership

Board of Adjustment (BOA)	Position	Planning & Zoning Commission (P&Z)	Position
Lawrence Chapman	Chairman	Don Jones	Chairman
Kevin F. Risley	Member	Buck Ballas	Member
Michael Cooper	Member	Dana Gompers	Member
Richard Hodge	Member	Bill Ogden	Member
Vickie Driscoll	Member	Chris DeZevallos	Member
Britton Holland	Alternate Member	Jay Cohen	Member
Zeb Nash	Alternate Member	Tim Jones	Member
		<i>Position 8</i>	<i>Vacant</i>

Recommendation:

Appointment of a Chairman for the Board of Adjustment; and Approval of a mayoral appointment to fill the vacancy on the Planning & Zoning Commission or provide direction to the Mayor regarding potential candidates.

Motion 1:

Move to appoint [Name] as Chairman of the Board of Adjustment.

Motion 2:

Move to approve the Mayor's appointment of [Name] to the Planning & Zoning Commission.

TO: City Council

FROM: Aliza Dutt, Mayor

MEETING DATE: April 29, 2026

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

Agenda Item: 9

Summary:

This agenda item includes reports from the mayor.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

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

Agenda Item: 10

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 preliminary March 2026 financials reflect the City's position through the third month of FY2026. General Fund revenues total \$8,676,695, representing approximately 83.0% of the adopted budget, largely driven by the timing and strength of property tax collections. Expenditures total \$2,025,742, or 17.5% of the budget, with operating expenditures at 23.5% and minimal capital activity to date. Revenues currently exceed expenditures by \$6,650,953.. *A detailed report will be provided before the meeting date.*
 - II. **Property Tax Report** - The March 2026 Tax Office Report reflects a certified taxable value of approximately \$3.450 billion and an adjusted levy of \$8.92 million. Year-to-date collections total \$8.35 million, representing approximately 94.9% of the adjusted levy. The remaining receivable balance is approximately \$591,903, including \$122,760 in prior-year delinquencies. The current month's collections totaled approximately \$255,859. Minor negative delinquent amounts reflect routine prior-year corrections. Overall performance is consistent with expectations for this stage of the collection cycle.
 - III. **Investment Report:** For Q1 FY2026, interest income totaled \$105,408.20; portfolio increased from \$8,870,807.65 to \$12,727,739.25, with \$8,777,013.79 in deposits and \$5,025,490.39 in withdrawals. Average yields were 3.69% (Tex-Pool) and 3.81% (Texas CLASS).
 - IV. **Disbursements (greater than \$10,000).**
 - BrooksWatson invoice for \$11,570 for FY2025 audit progress billing; consistent with annual audit services and budgeted financial reporting.
 - V. **Temporary Certificates of Occupancy (TCO) Reimbursements:**
 - Retaining the line item in anticipation of any potential approvals needed at the time of the meeting.
- B. Village Independence Festival (July 4th):** Staff continues coordination with partner cities on the joint July 4th event, including logistics, donations, and volunteer participation. Local vendors have expressed willingness to provide limited in-kind support, and additional approvals are in progress. The City's \$5,000 contribution will support the shared Villages event fund. Ecclesia has requested confirmation of insurance coverage through TML. Staff is also finalizing volunteer participation and City-branded materials for distribution. Further details will be provided as planning advances.
- C. METRO Bus Stop Improvements:** Staff participated in a virtual meeting with METRO to review bus

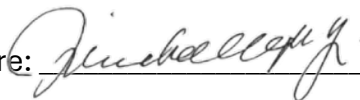
stop conditions and ridership along Memorial Drive. METRO confirmed that current ridership levels do not justify major bus stop infrastructure improvements. In a related discussion, Hunters Creek Village noted concerns with the size of a recently installed bus stop pad. Based on these discussions, staff recommends focusing on improving ADA sidewalk connectivity rather than expanding bus stop infrastructure. METRO expressed support for this approach and indicated they will follow the City's lead as improvement plans are developed.

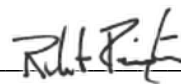
- D. **Grecian Way Cul-de-Sac Landscape Proposal:** A resident at 601 Grecian Way has expressed interest in restoring the cul-de-sac grass circle, which has been damaged by construction activity, at no cost to the city. The proposal includes re-sodding with Bermuda grass, installing landscape stones to deter vehicle encroachment, and providing ongoing maintenance with support from neighbors. Staff supports the concept and is evaluating the addition of a reinforced concrete curb (estimated \$3,000–\$5,000) to enhance durability. The proposal will be forwarded to the Beautification Committee, with a maintenance agreement required prior to returning to Council.
- E. **South Piney Point Irrigation Quote:** The team is enhancing landscaping along South Piney Point Road with a phased approach. Recent efforts include planning an expanded irrigation system to support newly planted trees and future greenery, ensuring their long-term health and appearance. This proposed system will consist of 13 zones, with an estimated cost of \$7,910. This initiative supports the City's beautification goals and sets the stage for ongoing landscape improvements along the corridor.
- F. **City Newsletter:** Staff is exploring the development of a city newsletter to enhance communication with residents. We are currently working with a printing company to evaluate options and feasibility. Further details will be provided as the concept is refined.
- G. **Chapelwood Proposed Improvements:** Staff received an inquiry from Bridger Tower Corporation regarding a potential 135-foot monopine (pine tree) wireless communication tower at the Methodist Church property on Greenbay Street. The applicant is seeking clarification regarding zoning, setbacks, height limits, and special-use permit requirements. Chapelwood has indicated a neutral position but noted an existing coverage gap in the area. No formal application has been submitted at this time. Separately, staff has been notified of minor interior bathroom renovations and under-slab drain work planned at the site.



CITY OF PINEY POINT VILLAGE, TEXAS
FINANCIAL REPORT
(UNAUDITED)
AS OF FEBRUARY, 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: 04/24/2026

City Administrator Signature:  Date: 04/24/2026

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

MARCH 2026 FINANCIALS (PRELIMINARY)

This report presents a preliminary snapshot of the City’s financial activities through March 2026, the third month of Fiscal Year 2026. The city is currently finalizing the year-end closeout process for Fiscal Year 2025, and we anticipate that more accurate preliminary (unaudited) revenue and expenditure figures will be available shortly. The audit for FY2025 is expected to be presented in May 2026. The budgeted figures listed here represent the initially adopted budget for the fiscal year.

GENERAL FUND

	Prior YTD	Budget	Month	YTD
Total Revenues	\$7,593,796	\$10,452,697	\$414,620	\$8,676,695
Total Expenditures	\$2,654,433	\$11,560,295	\$626,955	\$2,025,742
Over/(Under)	\$4,939,363	(\$1,107,598)	(\$212,335)	\$6,650,953

	Prior YTD	Budget	Month	YTD
Operating Revenues	\$7,560,652	\$10,424,697	\$410,977	\$8,637,948
Operating Expenditures	\$2,154,753	\$8,560,295	\$620,231	\$2,010,999
Over/(Under)	\$5,405,899	\$1,864,402	(\$209,254)	\$6,626,949

1. **GF REVENUES:** Total revenues are reported at \$8,676,695, representing 83% of the allocated budget and indicating a 14.3% increase relative to the same period in the preceding fiscal year. This growth can primarily be attributed to the timing of reported property tax collections.
 - a. **Property tax collections (M&O – General Fund):** As of year-to-date, total revenue stands at \$8,046,293, accounting for 97.4% of the budget and equivalently representing 92.7% of the total General Fund revenue. This figure is \$1,109,478 higher than the year-to-date collection from the previous year. The City projects an additional \$214,454 in Maintenance and Operations (M&O) revenue. The adopted tax rate is \$0.255140 per \$100 of assessed valuation, split into \$0.245830 for M&O and \$0.009310 for Interest and Sinking (I&S), dedicated to debt service. Tax payments were due on January 31, 2026,

with delinquencies commencing on February 1, 2026. Spring Branch Independent School District is designated as the City's tax assessor-collector. The FY2026 financial forecast anticipates a collection rate of 99%. For ongoing updates and any adjustments to taxable values, please consult the monthly tax report.

NOTE (1): *SBISD and MYPD have reported multiple instances of taxpayer fraud related to check washing and check theft. Authorities have recently apprehended the suspect involved in these offenses.*

- b. Sales Tax:** March collections amounted to \$138,385, constituting 27.7% of the projected annual budget of \$500,000. This marks the third consecutive month in FY2026 in which collections have remained stagnant, with a decrease of \$4,115 (2.9%) from March 2025, when collections totaled \$142,500. Additionally, the projected annual sales tax revenue accounts for approximately 4.78% of the overall General Fund revenue.
- c. Franchise Tax:** Franchise tax revenue shows no significant change in remittance patterns from the prior year. To date, the city has received \$68,107 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 collections amount to \$40,684, representing 28.3% of the total budget and aligning closely with the prior fiscal year. This figure encompasses \$36,758 in court fines, with \$3,927 allocated for specific restricted purposes as mandated by Texas law. In FY2025, total court revenue was approximately \$189,000.
- e. Licenses & Permits:** Revenues total \$137,072, representing 25.9% of the \$529,100 annual budget and aligning closely with the prior fiscal year. Permit and inspection fees account for approximately 66.1% of total category revenue. Plat reviews are currently at 375% of budget, while drainage reviews and contractor registrations are at 43.6% and 55.4%, respectively. Last year's revenue increased significantly due to capital improvements at The Kinkaid School, which have been realigned with normal budget expectations for 2026.
- f. Interest Revenue:** Interest earnings total \$100,407, representing 26.9% of the annual budget and \$11,094 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. As of March, the Federal Reserve maintained the current interest rate, though it anticipates a shift towards easing rates later in the year.
- g. Other Non-Operating Proceeds:** Non-Operating Proceeds have reached \$38,747, which is 138.4% of the annual budget. This figure reflects an increase of \$5,603 compared to the prior year-to-date collection. The total comprises \$25,000 in TCO proceeds that are not eligible for refund, \$7,288 in ambulance fees collected from VFD, \$1,215.65 in opioid settlement, and \$4,932 in credit card processing fees.

- 2. GF EXPENDITURES:** The city has approved an operating budget totaling \$8,560,295, alongside an additional \$3,000,000 earmarked for capital programming projects. This results in a comprehensive appropriation of \$11,560,295. As of the current fiscal year, expenditures have reached \$2,025,742, accounting for 17.5% of the total budget. This figure reflects a reduction of 23.7% when compared to expenditures over the same period last year. Operating expenditures total \$2,010,999, representing 23.5% of the overall operating budget. This figure reflects a decrease of 6.7% compared to the corresponding period in the previous fiscal year. The variance from prior year totals is largely attributable to the timing of capital project expenditures, which has limited activity the current fiscal year. Expenditures are expected to increase as capital projects advance. Divisions and categories that are currently trending higher in expenditures are as follows:
- a. Police Services:** The MVPD allocation stands at \$963,167, representing 33.7% of total expenditures. This allocation reflects the strategy of advancing two months of service payments at the start of the fiscal year, which ensures sufficient operational cash flow for MVPD activities as previously stipulated.
 - b. Fire Services:** The VFD amount is \$488,176, which represents 22% and corresponds to 1.5 months of service payments at the beginning of the year. This is intended to ensure adequate operational cash flow for the VFD. Expenditures are not increasing beyond the usual levels, as the City received a return of funds amounting to \$160,327 from the VFD for fiscal year 2024.
- 3. GF FUND BALANCE:** The FY2026 budget outlines the allocation of \$1,107,598 from the reserved fund balance, designated primarily to finance a segment of the \$3,000,000 capital program. As mentioned earlier, the city is in the final stages of the FY2025 year-end closeout process. More precise preliminary figures for revenue, expenditures, and fund balances will be available once this process is finalized and the independent audited results are compiled.

DEBT SERVICE FUND

	Prior YTD	Budget	Month	YTD
Total Revenues	\$867,752	\$332,757	\$11,206	\$309,343
Total Expenditures	\$864,425	\$449,425	\$437,900	\$437,900
Over/(Under)	\$3,327	(\$116,668)	(\$426,694)	(\$128,557)

- 4.** Revenues total \$309,343, representing 93% of the projected budget, with \$304,342 derived from property tax collections. The adopted interest and sinking fund rate is set at \$0.009310, which is necessary to service the annual bond debt. The budgetary framework accounts for a 99% collection rate, informed by historical trends in tax collection performance.

Note (2): *The budget strategy aims to utilize retained cash reserves earmarked for debt service, as the city approaches the conclusion of all outstanding debt obligations.*

5. Expenditures total \$437,900 (97.4% of budget), reflecting the front-loaded structure of the City's semiannual debt service schedule, under which principal payments are prioritized. The remaining obligation for the fiscal year consists solely of interest on approximately \$435,000 in outstanding principal, payable later in the year. The City is scheduled to fully retire this debt in FY2027, after which no further debt service obligations will remain at this time.

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: March 31, 2026

GENERAL FUND SUMMARY

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	6,936,815	8,260,747	246,468	8,046,293	97.4%	214,454
SALES TAXES	142,500	500,000	33,775	138,385	27.7%	361,615
FRANCHISE TAXES	68,106	374,283	22,702	68,107	18.2%	306,176
COURT REVENUE	40,229	143,562	11,983	40,684	28.3%	102,878
PERMITS & INSPECTIONS	135,750	529,100	58,402	137,072	25.9%	392,028
ALARM REGISTRATIONS	18,250	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	0	107,000	99.5%	500
INTEREST	111,502	373,505	37,647	100,407	26.9%	273,098
TOTAL OPERATING	7,560,652	10,424,697	410,977	8,637,948	82.9%	1,786,749
OTHER NON-OPERATING PROCEEDS	33,144	28,000	3,642	38,747	138.4%	(10,747)
TOTAL NON-OPERATING	33,144	28,000	3,642	38,747	138.4%	(10,747)
TOTAL REVENUES	\$7,593,796	\$10,452,697	\$414,620	\$8,676,695	83.0%	\$1,776,002
EXPENDITURES						
<u>PUBLIC SERVICE DIVISION</u>						
POLICE SERVICES	938,552	2,860,161	237,125	963,167	33.7%	1,896,994
FIRE SERVICES	617,150	2,223,438	185,287	488,176	22.0%	1,735,262
SANITATION COLLECTION	101,698	649,591	0	53,335	8.2%	596,255
OTHER PUBLIC SERVICES	2,877	42,000	2,829	5,712	13.6%	36,288
PUBLIC SERVICE DIVISION	1,660,277	5,775,190	425,241	1,510,389	26.2%	4,264,801
<u>OPERATIONS</u>						
CONTRACT SERVICES	100,264	527,000	30,710	82,697	15.7%	444,303
BUILDING SERVICES	59,469	368,700	24,199	55,567	15.1%	313,133
GENERAL GOVERNMENT	234,504	1,455,938	110,983	296,988	20.4%	1,158,950
MUNICIPAL COURT	12,300	46,137	3,915	10,512	22.8%	35,626
PUBLIC WORKS	87,939	387,330	25,184	54,846	14.2%	332,484
OPERATION DIVISIONS	494,476	2,785,105	194,990	500,609	18.0%	2,284,496
TOTAL PUBLIC & OPERATING	\$2,154,753	\$8,560,295	\$620,231	\$2,010,999	23.5%	\$6,549,296
<u>NON-OPERATING</u>						
CAPITAL PROGRAMS	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL NON-OPERATING	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL EXPENDITURES	\$2,654,433	\$11,560,295	\$626,955	\$2,025,742	17.5%	\$9,534,553
REVENUE OVER/(UNDER) EXPENDITURES	4,939,363	(1,107,598)	(212,335)	6,650,953		



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: March 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) <i>Unearned/Adjusted</i>	6,936,815	8,260,747	246,468	8,046,293	97.4%	214,454
<i>Total Property Tax :</i>	<i>6,936,815</i>	<i>8,260,747</i>	<i>246,468</i>	<i>8,046,293</i>	<i>97.4%</i>	<i>214,454</i>
10-4150 Sales Tax	142,500	500,000	33,775	138,385	27.7%	361,615
Total Tax Collection:	7,079,315	8,760,747	280,243	8,184,678	93.4%	576,069
<u>Permits & Inspections</u>						
10-4203 Plat Reviews	0	1,000	2,000	3,750	375.0%	(2,750)
10-4205 Contractor Registration	3,120	9,750	1,650	5,400	55.4%	4,350
10-4206 Drainage Reviews	19,000	57,850	4,350	25,200	43.6%	32,650
10-4207 Permits & Inspection Fees	113,630	460,000	50,102	102,122	22.2%	357,878
10-4208 Board of Adjustment Fees	0	500	300	600	120.0%	(100)
Total Permits & Inspections:	135,750	529,100	58,402	137,072	25.9%	392,028
<u>Municipal Court</u>						
10-4300 Court Fines	36,984	130,000	10,975	36,758	28.3%	93,242
10-4301 Building Security Fund	1,131	3,500			0.0%	3,500
10-4302 Truancy Prevention	1,159	50	360	1,402	2804.8%	(1,352)
10-4303 Local Municipal Tech Fund	923	0				0
10-4304 Local Municipal Jury Fund	23	0	7	28		(28)
10-4305 Consolidated Court Cost	0	10,012				
10-4311 Local Municipal Court BLDG	9		641	2,496		
Total Municipal Court:	40,229	143,562	11,983	40,684	28.3%	95,362
<u>Investment Income</u>						
10-4400 Interest Revenue	111,502	373,505	37,647	100,407	26.9%	273,098
Total Investment Income:	111,502	373,505	37,647	100,407	26.9%	273,098
<u>Agencies & Alarms</u>						
10-4508 SEC-Registration	18,250	0	0	0		0
Total Agencies & Alarms:	18,250	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	68,106	272,424	22,702	68,107	25.0%	204,317
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:	68,106	374,283	22,702	68,107	18.2%	306,176
<u>Donations & In Lieu</u>						
10-4702 Kinkaid School Contribution	107,500	107,500	0	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	27,013	0	0	7,288		(7,288)
10-4800 Misc Income	30	5,000	1,516	26,527	530.5%	(21,527)
10-4803 CIP Cost Share	0	0				0
10-4804 Credit Card Fees	6,101	23,000	2,127	4,932		18,068
Total Donations & In Lieu:	140,644	271,500	3,642	145,747	53.7%	125,753
Total Revenue Received	7,593,796	10,452,697	414,620	8,676,695	83.0%	1,768,486
TOTAL REVENUES:	\$7,593,796	\$10,452,697	414,620	8,676,695	83.0%	\$1,768,486



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: March 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	Community Celebrations	10,000	1,400	1,400	0	5,000
10-510-5002	Public Relations	15,000	0	0	0.0%	15,000
	Community Events:	0	1,400	1,400	5.6%	15,000
<u>Police Services</u>						
10-510-5010	MVPD Operations	881,885	237,125	948,500	33.3%	1,896,994
10-510-5011	MVPD Auto Replacement	48,000	0	14,667	100.0%	0
10-510-5012	MVPD Capital Expenditure	8,667	0	0	n/a	0
	Police Services:	938,552	237,125	963,167	33.7%	1,896,994
<u>Miscellaneous</u>						
10-510-5020	Miscellaneous	0	0	0	n/a	0
	Total Miscellaneous:	0	0	0	n/a	0
<u>Sanitation Collection</u>						
10-510-5030	Sanitation Collection	99,704	0	52,289	8.2%	587,330
10-510-5031	Sanitation Fuel Charge	1,994	0	1,046	10.5%	8,925
	Sanitation Collection:	101,698	0	53,335	8.2%	596,255
<u>Library Services</u>						
10-510-5040	Spring Branch Library	0	0	0		0
	Library Services:	0	0	0		0
<u>Street Lighting Services</u>						
10-510-5050	Street Lighting	2,877	1,429	4,311	25.4%	12,689
	Street Lighting Services:	2,877	1,429	4,311	25.4%	12,689
<u>Fire Services</u>						
10-510-5060	Villages Fire Department	617,150	185,287	488,176	22.0%	1,735,262
	Fire Services:	617,150	185,287	488,176	22.0%	1,735,262
	TOTAL PUBLIC SERVICE:	\$1,660,277	\$425,241	\$1,510,389	26.2%	\$4,256,201

		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	0.0%	25,000
10-520-5103	Engineering	63,837	270,000	22,894	44,741	16.6%	225,259
10-520-5104	Legal	14,886	100,000	5,687	11,006	11.0%	88,994
10-520-5105	Tax Appraisal-HCAD	17,892	75,000	0	17,076	22.8%	57,924
10-520-5107	Animal Control	1,696	5,000	0	3,920	78.4%	1,080
10-520-5108	IT Hardware/Software & Support	1,954	26,000	2,129	5,953	22.9%	20,047
10-520-5110	Mosquito Control	0	26,000	0	0	0.0%	26,000
TOTAL CONTRACT SERVICE DIVISION:		\$100,264	\$527,000	\$30,710	\$82,697	15.7%	\$444,303
<u>BUILDING SERVICE DIVISION</u>							
<u>Building & Inspection Services</u>							
10-530-5108	Information Technology	0					
10-530-5152	Drainage Reviews	16,507	124,000	12,241	23,816	19.2%	100,184
10-530-5153	Electrical Inspections	5,940	30,000	990	2,640	8.8%	27,360
10-530-5154	Plat Reviews	0	0	0	0		0
10-530-5155	Plan Reviews	8,000	48,000	4,000	8,000	16.7%	40,000
10-530-5156	Plumbing Inspections	6,120	32,000	2,310	4,455	13.9%	27,545
10-530-5157	Structural Inspections	6,480	43,000	2,695	5,940	13.8%	37,060
10-530-5158	Urban Forester	10,160	50,000	0	6,050	12.1%	43,950
10-530-5160	Mechanical Inspections	1,080	10,000	330	825	8.3%	9,175
Building and Inspection Services:		54,287	337,000	22,566	51,726	15.3%	285,274
<u>Supplies and Office Expenditures</u>							
10-530-5204	Dues & Subscriptions	0	0	0	0	n/a	0
10-530-5207	Misc Supplies	30	1,000	0	0	n/a	1,000
10-530-5209	Office Equipment & Maintenance		500	0	0	n/a	500
10-530-5210	Postage		900	0	0	n/a	900
10-530-5215	Travel & Training		300	0	0	n/a	300
Supplies and Office Expenditures:		30	2,700	0	0	n/a	2,700
<u>Insurance</u>							
10-530-5403	Credit Card Charges	5,152	29,000	1,633	3,841	13.2%	25,159
Insurance:		5,152	29,000	1,633	3,841	13.2%	25,159
TOTAL BUILDING SERVICE DIVISION:		\$59,469	\$368,700	\$24,199	\$55,567	15.1%	\$313,133

		PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>GENERAL GOVERNMENT DIVISION</u>							
<u>Administrative Expenditures</u>							
10-540-5108	Information Technology	10,461	45,000	437	3,650	8.1%	41,350
10-540-5201	Administrative/Professional Fe	6,875	5,000	0	0	0.0%	5,000
10-540-5202	Auto Allowance/Mileage	1,604	7,800	612	1,835	23.5%	5,965
10-540-5203	Bank Fees	236	1,500	17	306	20.4%	1,194
10-540-5204	Dues/Seminars/Subscriptions	312	7,600	741	1,875	24.7%	5,725
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	1,217	9,000	753	1,343	14.9%	7,657
10-540-5210	Postage	0	1,000	0	0	0.0%	1,000
10-540-5211	Meeting Supplies	1,644	10,000	843	1,455	14.5%	8,545
10-540-5212	Rent/Leasehold/Furniture	6,742	160,684	0	12,929	8.0%	147,756
10-540-5213	Supplies/Storage	4,455	20,000	931	3,248	16.2%	16,752
10-540-5214	Telecommunications	2,278	15,000	1,634	2,628	17.5%	12,372
10-540-5215	Travel & Training	0	2,500	0	225	9.0%	2,275
10-540-5216	Statutory Legal Notices	0	0	0	0	#DIV/0!	0
	Administrative Expenditures:	39,630	304,084	5,968	29,492	9.7%	274,592
<u>Wages & Benefits</u>							
10-540-5301	Gross Wages	152,443	774,683	55,997	169,785	21.9%	604,898
10-540-5302	Overtime/Severance	282	10,000	78	172	1.7%	9,828
10-540-5303	Temporary Personnel	0	0	0	0		0
10-540-5306	FICA/Med/FUTA Payroll Tax Exp	11,204	62,439	4,302	13,027	20.9%	49,412
10-540-5310	TMRS (City Responsibility)	23,323	196,552	17,164	46,108	23.5%	150,444
10-540-5311	Payroll Process Exp-Paychex	993	4,500	293	1,161	25.8%	3,339
	Wages & Benefits:	188,244	1,048,174	77,834	230,253	22.0%	817,921
<u>Insurance</u>							
10-540-5353	Employee Insurance	6,630	91,027	27,181	37,242	40.9%	53,784
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:	6,630	103,680	27,181	37,242	35.9%	66,437
<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:	\$234,504	\$1,455,938	\$110,983	\$296,988	20.4%	\$1,158,950

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
<u>MUNICIPAL COURT DIVISION</u>						
<u>Supplies & Office Expenditures</u>						
10-550-5207 Misc Supplies		0	0	0	n/a	0
10-550-5211 Meeting Supplies		0	0	0	n/a	0
10-550-5215 Travel & Training	(150)	1,750	0	65	3.7%	1,685
Supplies and Office Expenditures:	(150)	1,750	0	65	n/a	1,685
<u>Insurance</u>						
10-550-5353 Employee Insurance		0			n/a	0
Insurance:	0	0	0	0	n/a	0
<u>Court Operations</u>						
10-550-5403 Credit Card Charges	1,825	7,387	640	1,472	19.9%	5,916
10-550-5404 Judge/Prosecutor/Interpreter	10,625	37,000	3,275	8,975	24.3%	28,025
Court Operations:	12,450	44,387	3,915	10,447	23.5%	33,941
TOTAL MUNICIPAL COURT DIVISION:	\$12,300	\$46,137	\$3,915	\$10,512	22.8%	\$35,626
<u>PUBLIC WORKS MAINTENANCE DIVISION</u>						
<u>Supplies & Office Expenditures</u>						
10-560-5108 Information Technology	0	2,500	0	0		2,500
10-560-5207 Misc Supplies		500	0	104	n/a	396
10-560-5213 Office Supplies		5,000	718	754	n/a	4,246
10-560-5215 Travel & Training		1,000	0	0	n/a	1,000
Supplies and Office Expenditures:	\$ -	\$ 9,000	\$ 718	\$ 858	9.5%	8,142
<u>Insurance</u>						
10-560-5353 Employee Insurance		0			n/a	0
Insurance:	0	0	0	0	n/a	0
<u>Maintenance & Repair</u>						
10-560-5501 Public Works Maintenance	0	0			n/a	0
10-560-5501 TCEQ & Harris CO Permits	509	1,850	0	1,656	89.5%	194
10-560-5504 Landscaping Maintenance	38,942	144,280	12,095	36,456	25.3%	107,824
10-560-5505 Fuel & Maintenance	570	3,200	445	836	26.1%	2,364
10-560-5507 Traffic Control	749	20,000	2,648	2,782	13.9%	17,218
10-560-5508 Water Utilities	1,049	9,000	400	801	8.9%	8,199
10-560-5509 Tree Care/Removal	7,705	40,000	2,700	2,700	6.8%	37,300
10-560-5510 Road/Drainage Maintenance	0	2,000	0	1,510	75.5%	490
10-560-5515 Community Beautification	769	100,000	6,000	6,000	6.0%	94,000
10-560-5516 Equipment Maintenance	0	3,000	178	928	30.9%	2,072
10-560-5517 Street Maintenance	7,213	15,000	0	320	2.1%	14,680
Maintenance and Repair:	57,506	338,330	24,466	53,989	16.0%	284,341
<u>Capital Equipment</u>						
10-560-5600 Capital Equipment	30,433	40,000				40,000
Capital Equipment:	30,433	40,000	0	0	0.0%	40,000
TOTAL PUBLIC WORKS DIVISION:	\$87,939	\$387,330	\$25,184	\$54,846	14.2%	\$332,484

	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	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
10-580-5821		0				
10-580-5822		0				
10-580-5823		0				
10-580-5824		0				
10-580-5825		0				
10-580-5826		0				
	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL CAPITAL OUTLAY PROGRAMS:	\$499,680	\$3,000,000	\$6,723	\$14,743	0.5%	\$2,985,257
TOTAL EXPENDITURES:	\$2,654,433	\$11,560,295	\$626,955	\$2,025,742	17.5%	\$9,525,953



Piney Point Village TEXAS

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

DEBT SERVICE FUND

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	857,865	322,757	9,299	304,342	94.3%	18,415
<i>Unearned/Adjusted</i>	<i>0</i>	<i>0</i>		<i>0</i>		<i>0</i>
<i>Total Property Tax :</i>	<i>857,865</i>	<i>322,757</i>	<i>9,299</i>	<i>304,342</i>	<i>94.3%</i>	<i>18,415</i>
INTEREST	9,887	10,000	1,906	5,001		4,999
TOTAL OPERATING	867,752	332,757	11,206	309,343	93.0%	23,414
TOTAL REVENUES	\$867,752	\$332,757	\$11,206	\$309,343	93.0%	\$23,414
EXPENDITURES						
TAX BOND PRINCIPAL	840,000	425,000	425,000	425,000	100.0%	0
TAX BOND INTEREST	24,425	19,425	12,900	12,900	66.4%	6,525
FISCAL AGENT FEES	0	5,000	0	0	0.0%	5,000
OPERATING EXPENDITURES	864,425	449,425	437,900	437,900	97.4%	11,525
TOTAL EXPENDITURES	\$864,425	\$449,425	\$437,900	\$437,900	97.4%	\$11,525
REVENUE OVER/(UNDER) EXPENDITURES	3,327	(116,668)	(426,694)	(128,557)		



Piney Point Village TEXAS

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

GENERAL FUND SUMMARY

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	6,936,815	8,260,747	246,468	8,046,293	97.4%	214,454
SALES TAXES	142,500	500,000	33,775	138,385	27.7%	361,615
FRANCHISE TAXES	68,106	374,283	22,702	68,107	18.2%	306,176
COURT REVENUE	40,229	143,562	11,983	40,684	28.3%	102,878
PERMITS & INSPECTIONS	135,750	529,100	58,402	137,072	25.9%	392,028
ALARM REGISTRATIONS	18,250	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	0	107,000	99.5%	500
INTEREST	111,502	373,505	37,647	100,407	26.9%	273,098
TOTAL OPERATING	7,560,652	10,424,697	410,977	8,637,948	82.9%	1,786,749
OTHER NON-OPERATING PROCEEDS	33,144	28,000	3,642	38,747	138.4%	(10,747)
TOTAL NON-OPERATING	33,144	28,000	3,642	38,747	138.4%	(10,747)
TOTAL REVENUES	\$7,593,796	\$10,452,697	\$414,620	\$8,676,695	83.0%	\$1,776,002
EXPENDITURES						
<u>PUBLIC SERVICE DIVISION</u>						
POLICE SERVICES	938,552	2,860,161	237,125	963,167	33.7%	1,896,994
FIRE SERVICES	617,150	2,223,438	185,287	488,176	22.0%	1,735,262
SANITATION COLLECTION	101,698	649,591	0	53,335	8.2%	596,255
OTHER PUBLIC SERVICES	2,877	42,000	2,829	5,712	13.6%	36,288
PUBLIC SERVICE DIVISION	1,660,277	5,775,190	425,241	1,510,389	26.2%	4,264,801
<u>OPERATIONS</u>						
CONTRACT SERVICES	100,264	527,000	30,710	82,697	15.7%	444,303
BUILDING SERVICES	59,469	368,700	24,199	55,567	15.1%	313,133
GENERAL GOVERNMENT	234,504	1,455,938	110,983	296,988	20.4%	1,158,950
MUNICIPAL COURT	12,300	46,137	3,915	10,512	22.8%	35,626
PUBLIC WORKS	87,939	387,330	25,184	54,846	14.2%	332,484
OPERATION DIVISIONS	494,476	2,785,105	194,990	500,609	18.0%	2,284,496
TOTAL PUBLIC & OPERATING	\$2,154,753	\$8,560,295	\$620,231	\$2,010,999	23.5%	\$6,549,296
<u>NON-OPERATING</u>						
CAPITAL PROGRAMS	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL NON-OPERATING	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL EXPENDITURES	\$2,654,433	\$11,560,295	\$626,955	\$2,025,742	17.5%	\$9,534,553
REVENUE OVER/(UNDER) EXPENDITURES	4,939,363	(1,107,598)	(212,335)	6,650,953		



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: March 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)	6,936,815	8,260,747	246,468	8,046,293	97.4%	214,454
<i>Unearned/Adjusted</i>						0
<i>Total Property Tax :</i>	<i>6,936,815</i>	<i>8,260,747</i>	<i>246,468</i>	<i>8,046,293</i>	<i>97.4%</i>	<i>214,454</i>
10-4150 Sales Tax	142,500	500,000	33,775	138,385	27.7%	361,615
Total Tax Collection:	7,079,315	8,760,747	280,243	8,184,678	93.4%	576,069
<u>Permits & Inspections</u>						
10-4203 Plat Reviews	0	1,000	2,000	3,750	375.0%	(2,750)
10-4205 Contractor Registration	3,120	9,750	1,650	5,400	55.4%	4,350
10-4206 Drainage Reviews	19,000	57,850	4,350	25,200	43.6%	32,650
10-4207 Permits & Inspection Fees	113,630	460,000	50,102	102,122	22.2%	357,878
10-4208 Board of Adjustment Fees	0	500	300	600	120.0%	(100)
Total Permits & Inspections:	135,750	529,100	58,402	137,072	25.9%	392,028
<u>Municipal Court</u>						
10-4300 Court Fines	36,984	130,000	10,975	36,758	28.3%	93,242
10-4301 Building Security Fund	1,131	3,500			0.0%	3,500
10-4302 Truancy Prevention	1,159	50	360	1,402	2804.8%	(1,352)
10-4303 Local Municipal Tech Fund	923	0				0
10-4304 Local Municipal Jury Fund	23	0	7	28		(28)
10-4305 Consolidated Court Cost	0	10,012				10,012
10-4311 Local Municipal Court BLDG	9		641	2,496		(2,496)
Total Municipal Court:	40,229	143,562	11,983	40,684	28.3%	102,878
<u>Investment Income</u>						
10-4400 Interest Revenue	111,502	373,505	37,647	100,407	26.9%	273,098
Total Investment Income:	111,502	373,505	37,647	100,407	26.9%	273,098
<u>Agencies & Alarms</u>						
10-4508 SEC-Registration	18,250	0	0	0		0
Total Agencies & Alarms:	18,250	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	68,106	272,424	22,702	68,107	25.0%	204,317
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:	68,106	374,283	22,702	68,107	18.2%	306,176
<u>Donations & In Lieu</u>						
10-4702 Kinkaid School Contribution	107,500	107,500	0	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	27,013	0	0	7,288		(7,288)
10-4800 Misc Income	30	5,000	1,516	26,527	530.5%	(21,527)
10-4803 CIP Cost Share	0	0				0
10-4804 Credit Card Fees	6,101	23,000	2,127	4,932		18,068
Total Donations & In Lieu:	140,644	271,500	3,642	145,747	53.7%	125,753
Total Revenue Received	7,593,796	10,452,697	414,620	8,676,695	83.0%	1,776,002
TOTAL REVENUES:	\$7,593,796	\$10,452,697	414,620	8,676,695	83.0%	\$1,776,002



Piney Point Village TEXAS

Statement of Revenue & Expenditures For Month Ended: March 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	Community Celebrations	10,000	1,400	1,400	0	8,600
10-510-5002	Public Relations	15,000	0	0	0.0%	15,000
	Community Events:	0	1,400	1,400	5.6%	23,600
<u>Police Services</u>						
10-510-5010	MVPD Operations	881,885	237,125	948,500	33.3%	1,896,994
10-510-5011	MVPD Auto Replacement	48,000	0	14,667	100.0%	0
10-510-5012	MVPD Capital Expenditure	8,667	0	0	n/a	0
	Police Services:	938,552	237,125	963,167	33.7%	1,896,994
<u>Miscellaneous</u>						
10-510-5020	Miscellaneous	0	0	0	n/a	0
	Total Miscellaneous:	0	0	0	n/a	0
<u>Sanitation Collection</u>						
10-510-5030	Sanitation Collection	99,704	0	52,289	8.2%	587,330
10-510-5031	Sanitation Fuel Charge	1,994	0	1,046	10.5%	8,925
	Sanitation Collection:	101,698	0	53,335	8.2%	596,255
<u>Library Services</u>						
10-510-5040	Spring Branch Library	0	0	0		0
	Library Services:	0	0	0		0
<u>Street Lighting Services</u>						
10-510-5050	Street Lighting	2,877	1,429	4,311	25.4%	12,689
	Street Lighting Services:	2,877	1,429	4,311	25.4%	12,689
<u>Fire Services</u>						
10-510-5060	Villages Fire Department	617,150	185,287	488,176	22.0%	1,735,262
	Fire Services:	617,150	185,287	488,176	22.0%	1,735,262
	TOTAL PUBLIC SERVICE:	\$1,660,277	\$425,241	\$1,510,389	26.2%	\$4,264,801

	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	0.0%	25,000
10-520-5103 Engineering	63,837	270,000	22,894	44,741	16.6%	225,259
10-520-5104 Legal	14,886	100,000	5,687	11,006	11.0%	88,994
10-520-5105 Tax Appraisal-HCAD	17,892	75,000	0	17,076	22.8%	57,924
10-520-5107 Animal Control	1,696	5,000	0	3,920	78.4%	1,080
10-520-5108 IT Hardware/Software & Support	1,954	26,000	2,129	5,953	22.9%	20,047
10-520-5110 Mosquito Control	0	26,000	0	0	0.0%	26,000
TOTAL CONTRACT SERVICE DIVISION:	\$100,264	\$527,000	\$30,710	\$82,697	15.7%	\$444,303
<u>BUILDING SERVICE DIVISION</u>						
<u>Building & Inspection Services</u>						
10-530-5108 Information Technology	0					
10-530-5152 Drainage Reviews	16,507	124,000	12,241	23,816	19.2%	100,184
10-530-5153 Electrical Inspections	5,940	30,000	990	2,640	8.8%	27,360
10-530-5154 Plat Reviews	0	0	0	0		0
10-530-5155 Plan Reviews	8,000	48,000	4,000	8,000	16.7%	40,000
10-530-5156 Plumbing Inspections	6,120	32,000	2,310	4,455	13.9%	27,545
10-530-5157 Structural Inspections	6,480	43,000	2,695	5,940	13.8%	37,060
10-530-5158 Urban Forester	10,160	50,000	0	6,050	12.1%	43,950
10-530-5160 Mechanical Inspections	1,080	10,000	330	825	8.3%	9,175
Building and Inspection Services:	54,287	337,000	22,566	51,726	15.3%	285,274
<u>Supplies and Office Expenditures</u>						
10-530-5204 Dues & Subscriptions	0	0	0	0	n/a	0
10-530-5207 Misc Supplies	30	1,000	0	0	n/a	1,000
10-530-5209 Office Equipment & Maintenance		500	0	0	n/a	500
10-530-5210 Postage		900	0	0	n/a	900
10-530-5215 Travel & Training		300	0	0	n/a	300
Supplies and Office Expenditures:	30	2,700	0	0	n/a	2,700
<u>Insurance</u>						
10-530-5403 Credit Card Charges	5,152	29,000	1,633	3,841	13.2%	25,159
Insurance:	5,152	29,000	1,633	3,841	13.2%	25,159
TOTAL BUILDING SERVICE DIVISION:	\$59,469	\$368,700	\$24,199	\$55,567	15.1%	\$313,133

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE	
GENERAL GOVERNMENT DIVISION							
<u>Administrative Expenditures</u>							
10-540-5108	Information Technology	10,461	45,000	437	3,650	8.1%	41,350
10-540-5201	Administrative/Professional Fe	6,875	5,000	0	0	0.0%	5,000
10-540-5202	Auto Allowance/Mileage	1,604	7,800	612	1,835	23.5%	5,965
10-540-5203	Bank Fees	236	1,500	17	306	20.4%	1,194
10-540-5204	Dues/Seminars/Subscriptions	312	7,600	741	1,875	24.7%	5,725
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	1,217	9,000	753	1,343	14.9%	7,657
10-540-5210	Postage	0	1,000	0	0	0.0%	1,000
10-540-5211	Meeting Supplies	1,644	10,000	843	1,455	14.5%	8,545
10-540-5212	Rent/Leasehold/Furniture	6,742	160,684	0	12,929	8.0%	147,756
10-540-5213	Supplies/Storage	4,455	20,000	931	3,248	16.2%	16,752
10-540-5214	Telecommunications	2,278	15,000	1,634	2,628	17.5%	12,372
10-540-5215	Travel & Training	0	2,500	0	225	9.0%	2,275
10-540-5216	Statutory Legal Notices	0	0	0	0	#DIV/0!	0
	Administrative Expenditures:	39,630	304,084	5,968	29,492	9.7%	274,592
<u>Wages & Benefits</u>							
10-540-5301	Gross Wages	152,443	774,683	55,997	169,785	21.9%	604,898
10-540-5302	Overtime/Severance	282	10,000	78	172	1.7%	9,828
10-540-5303	Temporary Personnel	0	0	0	0		0
10-540-5306	FICA/Med/FUTA Payroll Tax Exp	11,204	62,439	4,302	13,027	20.9%	49,412
10-540-5310	TMRS (City Responsibility)	23,323	196,552	17,164	46,108	23.5%	150,444
10-540-5311	Payroll Process Exp-Paychex	993	4,500	293	1,161	25.8%	3,339
	Wages & Benefits:	188,244	1,048,174	77,834	230,253	22.0%	817,921
<u>Insurance</u>							
10-540-5353	Employee Insurance	6,630	91,027	27,181	37,242	40.9%	53,784
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:	6,630	103,680	27,181	37,242	35.9%	66,437
<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:	\$234,504	\$1,455,938	\$110,983	\$296,988	20.4%	\$1,158,950

	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	(150)	1,750	0	65	3.7%	1,685
Supplies and Office Expenditures:	(150)	1,750	0	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	1,825	7,387	640	1,472	19.9%	5,916
10-550-5404	10,625	37,000	3,275	8,975	24.3%	28,025
Court Operations:	12,450	44,387	3,915	10,447	23.5%	33,941
TOTAL MUNICIPAL COURT DIVISION:	\$12,300	\$46,137	\$3,915	\$10,512	22.8%	\$35,626
<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	104	n/a	396
10-560-5213		5,000	718	754	n/a	4,246
10-560-5215		1,000	0	0	n/a	1,000
Supplies and Office Expenditures:	\$ -	\$ 9,000	\$ 718	\$ 858	9.5%	8,142
<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	0	0			n/a	0
10-560-5501	509	1,850	0	1,656	89.5%	194
10-560-5504	38,942	144,280	12,095	36,456	25.3%	107,824
10-560-5505	570	3,200	445	836	26.1%	2,364
10-560-5507	749	20,000	2,648	2,782	13.9%	17,218
10-560-5508	1,049	9,000	400	801	8.9%	8,199
10-560-5509	7,705	40,000	2,700	2,700	6.8%	37,300
10-560-5510	0	2,000	0	1,510	75.5%	490
10-560-5515	769	100,000	6,000	6,000	6.0%	94,000
10-560-5516	0	3,000	178	928	30.9%	2,072
10-560-5517	7,213	15,000	0	320	2.1%	14,680
Maintenance and Repair:	57,506	338,330	24,466	53,989	16.0%	284,341
<u>Capital Equipment</u>						
10-560-5600	30,433	40,000				40,000
Capital Equipment:	30,433	40,000	0	0	0.0%	40,000
TOTAL PUBLIC WORKS DIVISION:	\$87,939	\$387,330	\$25,184	\$54,846	14.2%	\$332,484

	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	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
10-580-5821		0				
10-580-5822		0				
10-580-5823		0				
10-580-5824		0				
10-580-5825		0				
10-580-5826		0				
	499,680	3,000,000	6,723	14,743	0.5%	2,985,257
TOTAL CAPITAL OUTLAY PROGRAMS:	\$499,680	\$3,000,000	\$6,723	\$14,743	0.5%	\$2,985,257
TOTAL EXPENDITURES:	\$2,654,433	\$11,560,295	\$626,955	\$2,025,742	17.5%	\$9,534,553



Piney Point Village TEXAS

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

DEBT SERVICE FUND

	PRIOR YTD	CURRENT BUDGET	MONTHLY ACTUAL	YTD ACTUAL	% BUDGET	BUDGET BALANCE
REVENUES						
PROPERTY TAXES	857,865	322,757	9,299	304,342	94.3%	18,415
<i>Unearned/Adjusted</i>	<i>0</i>	<i>0</i>		<i>0</i>		<i>0</i>
<i>Total Property Tax :</i>	<i>857,865</i>	<i>322,757</i>	<i>9,299</i>	<i>304,342</i>	<i>94.3%</i>	<i>18,415</i>
INTEREST	9,887	10,000	1,906	5,001		4,999
TOTAL OPERATING	867,752	332,757	11,206	309,343	93.0%	23,414
TOTAL REVENUES	\$867,752	\$332,757	\$11,206	\$309,343	93.0%	\$23,414
EXPENDITURES						
TAX BOND PRINCIPAL	840,000	425,000	425,000	425,000	100.0%	0
TAX BOND INTEREST	24,425	19,425	12,900	12,900	66.4%	6,525
FISCAL AGENT FEES	0	5,000	0	0	0.0%	5,000
OPERATING EXPENDITURES	864,425	449,425	437,900	437,900	97.4%	11,525
TOTAL EXPENDITURES	\$864,425	\$449,425	\$437,900	\$437,900	97.4%	\$11,525
REVENUE OVER/(UNDER) EXPENDITURES	3,327	(116,668)	(426,694)	(128,557)		

Property Tax Reconciliation
Period: March 2026

Property Tax Collected from SBISD:

Current Tax:	\$ 8,332,131.78
Delinquent Tax, Penalty & Interest	\$ (3,542.50)
Current Penalty & Interest:	\$ 21,409.83
Other Fees:	\$ 635.89

Total Collections: **\$ 8,350,635.00**

GL Account Balance:

Property Tax Revenue In GF:	\$ 8,046,293.00
Property Tax Revenue In DS:	\$ 304,342.00

Total **\$ 8,350,635.00**

Difference: **\$ -**

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

Prepared by: J Matelske, Tax Assessor/Collector

A. Current Taxable Value \$ 3,449,586,278

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	329,064.13	(4,483.74)	324,580.39
Adjusted Levy	8,801,274.58	119,035.92	8,920,310.50
Less Collections Y-T-D	8,332,131.78	(3,723.99)	8,328,407.79
Receivable Balance	\$ 469,142.80	\$ 122,759.91	\$ 591,902.71

C. COLLECTION RECAP:

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Current Month:			
Base Tax	\$ 247,070.31	\$ (436.75)	\$ 246,633.56
Penalty & Interest	9,038.28	95.00	9,133.28
Attorney Fees	-	92.08	92.08
Other Fees	-	-	-
Total Collections	\$ 256,108.59	\$ (249.67)	\$ 255,858.92

	Current 2025 Tax Year	Delinquent 2024 & Prior Tax Years	Total
Year-To-Date:			
Base Tax:	\$ 8,332,131.78	\$ (3,723.99)	\$ 8,328,407.79
Penalty & Interest	21,409.83	181.49	21,591.32
Attorney Fees	-	184.39	184.39
Other Fees	635.89	-	635.89
Total Collections	\$ 8,354,177.50	\$ (3,358.11)	\$ 8,350,819.39

Percent of Adjusted Levy	94.92%		94.88%
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**City of Piney Point Village
Tax A/R Summary by Year
March 31, 2026**

YEAR	BEGINNING BALANCE AS OF 12/31/2025	ADJUSTMENTS	COLLECTIONS	ENDING BALANCE AS OF 3/31/2026
2024	\$ 44,534.78	\$ (2,116.90)	\$ (1,397.20)	\$ 43,815.08
23	19,100.36	(1,302.51)	(1,289.31)	\$ 19,087.16
22	18,353.32	(13.20)	-	\$ 18,340.12
21	18,310.49	(118.83)	(105.63)	18,297.29
20	12,146.72	(932.30)	(932.30)	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>\$ (4,483.74)</u>	<u>\$ (3,723.99)</u>	<u>\$ 122,759.91</u>



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063

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

QUARTERLY INVESTMENT REPORT

THE PERIOD ENDED MARCH 31, 2026

April 24, 2026

Following the Public Funds Investment Act, Chapter 2256.023 of the Government Code, the Investment Officer shall prepare and submit to the City Council a quarterly report of investment transactions of all funds for the preceding period.

The City invests cash that is not immediately needed for operations in Certificates of Deposit, Tex-Pool, Texas Class, and Securities issued by Agencies of the Federal Government, as allowed by the Public Funds Investment Act and the City's Investment Policy.

Portfolio Recap:

- ✓ The Tex-Pool earned an average yield of 3.69%.
- ✓ The Texas Class earned an average yield of 3.81%.
- ✓ During the quarter, the City's investments earned a total interest of \$105,408.20.

In Q1 FY 2026, the FOMC kept the federal funds rate steady at 3.5%–3.75% and stated that it would continue to assess incoming data and evolving risks before making further adjustments. In March 2026, the CPI increased 3.3% year-over-year, rising sharply from an annual rate of 2.4% in February, while the unemployment rate declined slightly to 4.3% in March from 4.4% in February. Staff will continue to monitor economic conditions and investment accounts.

Enclosed are investment transaction details for the quarter ending March 31, 2026. This information shows that the beginning market value was \$8,870,807.65 as of January 1, 2026, and the ending market value was \$12,727,739.25 as of March 31, 2026. Also included is documentation showing the book value additions of \$8,777,013.79 and book value withdrawals of \$5,025,490.39 for the first quarter.

Compliance: The City requires its depository banks to provide collateral for all deposits exceeding the Federal Deposit Insurance limit. As of March 31, 2026, the market value of collateral pledged to the City by Amegy Bank is through Bank of New York Mellon.

Market Value: The City currently holds no investments with book values that differ from their market values. For all holdings, the book value equals the market value.

This report follows the investment strategy of the Piney Point Village Investment Policy and with the Texas Public Funds Investment Act, V.T.C.A., Government Code Ch. 2256, as amended.

Investment Officer:

Joel Bender

Michael Herminghaus

Robert Pennington

CITY OF PINEY POINT VILLAGE QUARTERLY INVESTMENT REPORT MARCH 2026 QUARTER END

SUMMARY

ALL FUNDS	JANUARY	FEBRUARY	MARCH	TOTAL
Beginning Balance	\$8,870,807.65	\$11,453,185.79	\$13,006,775.80	\$8,870,807.65
Deposits	\$4,638,721.54	\$3,507,718.91	\$630,573.34	\$8,777,013.79
Interest	\$32,076.48	\$33,778.52	\$39,553.20	\$105,408.20
Withdrawals	\$2,088,419.88	\$1,987,907.42	\$949,163.09	\$5,025,490.39
ENDING BALANCE	\$11,453,185.79	\$13,006,775.80	\$12,727,739.25	\$12,727,739.25

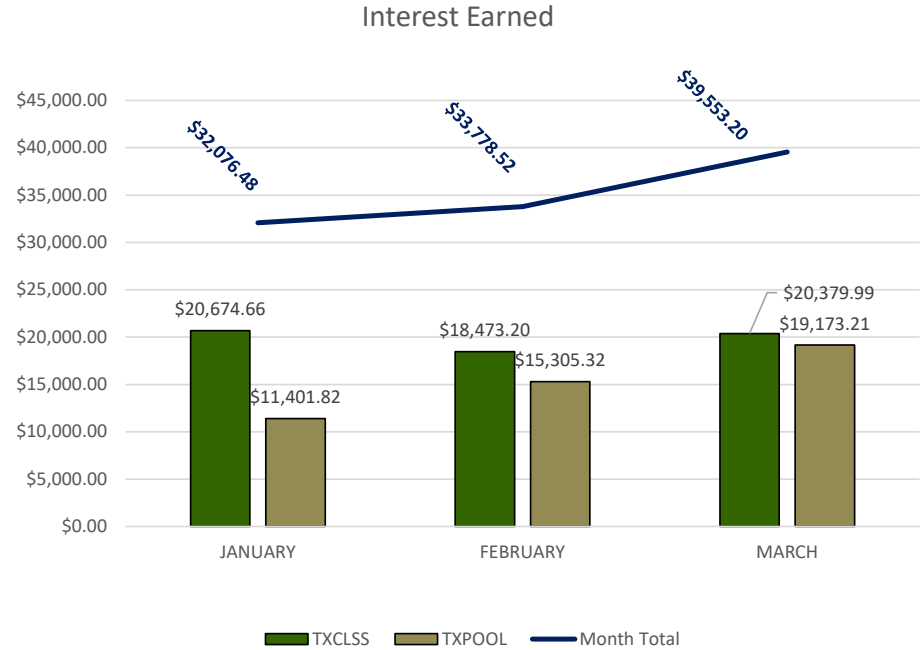
Average Monthly Rate	JANUARY	FEBRUARY	MARCH	TOTAL
Amegy Interest Revenue	0.00%	0.00%	0.00%	\$0.00
Texas Class Interest Revenue	3.85%	3.80%	3.78%	\$59,527.85
Texpool Interest Revenue	3.71%	3.68%	3.67%	\$45,880.35

Net Asset Value (NAV)	JANUARY	FEBRUARY	MARCH
Texas Class NAV (Month End)	1.00000	1.00000	1.00000
Texpool NAV	1.00009	1.00006	0.99996

Value	JANUARY	FEBRUARY	MARCH
Texas Class Market	\$28,171,026,820	\$29,417,803,720	\$28,863,589,183
Texas Class Amortized	\$28,164,558,093	\$29,414,769,444	\$28,867,751,978
Texpool Market	\$39,123,417,683	\$40,524,060,825	\$39,715,206,829
Texpool Book	\$39,119,653,697	\$40,521,609,987	\$39,716,777,885

Texas Class Rating	Standard & Poor's	AAAm
Texpool Rating	Standard & Poor's	AAAm

At the end of the month, yields on 1-, 3-, 6- and 12-month US Treasuries were 3.70%, 3.68%, 3.70% and 3.66%, respectively.



**CITY OF PINEY POINT VILLAGE
 QUARTERLY INVESTMENT REPORT
 MARCH 2026 QUARTER END**

AMEGY ACCOUNTS

GENERAL OPERATING	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 10 - General				
Beginning Balance	\$211,270.98	\$558,027.26	\$566,004.87	\$211,270.98
Deposits	\$1,335,176.16	\$1,245,885.03	\$316,085.57	\$2,897,146.76
Interest	\$0.00	\$0.00	\$0.00	\$0.00
Withdrawals	\$988,419.88	\$1,237,907.42	\$749,163.09	\$2,975,490.39
ENDING BALANCE	\$558,027.26	\$566,004.87	\$132,927.35	\$132,927.35

NON-MAJOR	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 30 - Child Safety				
Beginning Balance	\$45,738.96	\$46,026.64	\$46,306.73	\$45,738.96
Deposits	\$287.68	\$280.09	\$283.17	\$850.94
Interest	\$0.00	\$0.00	\$0.00	\$0.00
Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00
ENDING BALANCE	\$46,026.64	\$46,306.73	\$46,589.90	\$46,589.90

TEXAS CLASS ACCOUNTS

GENERAL FUND	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 10				
Beginning Balance	\$6,114,595.19	\$6,134,643.10	\$6,152,556.29	\$6,114,595.19
Deposits	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$20,047.91	\$17,913.19	\$19,762.18	\$57,723.28
Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00
ENDING BALANCE	\$6,134,643.10	\$6,152,556.29	\$6,172,318.47	\$6,172,318.47

DEBT SERVICE	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 20				
Beginning Balance	\$191,158.92	\$191,785.67	\$192,345.68	\$191,158.92
Deposits	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$626.75	\$560.01	\$617.81	\$1,804.57
Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00
ENDING BALANCE	\$191,785.67	\$192,345.68	\$192,963.49	\$192,963.49

TEXPOOL ACCOUNTS

GENERAL OPERATING	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 10 /1100				
Beginning Balance	\$2,110,638.84	\$4,201,790.83	\$5,645,415.68	\$2,110,638.84
Deposits	\$3,180,599.90	\$2,179,377.56	\$302,705.81	\$5,662,683.27
Interest	\$10,552.09	\$14,247.29	\$17,884.57	\$42,683.95
Withdrawals	\$1,100,000.00	\$750,000.00	\$200,000.00	\$2,050,000.00
ENDING BALANCE	\$4,201,790.83	\$5,645,415.68	\$5,766,006.06	\$5,766,006.06

DEBT SERVICE	JANUARY	FEBRUARY	MARCH	TOTAL
Fund 20 /1105				
Beginning Balance	\$197,404.76	\$320,912.29	\$404,146.55	\$197,404.76
Deposits	\$122,657.80	\$82,176.23	\$11,498.79	\$216,332.82
Interest	\$849.73	\$1,058.03	\$1,288.64	\$3,196.40
Withdrawals	\$0.00	\$0.00	\$0.00	\$0.00
ENDING BALANCE	\$320,912.29	\$404,146.55	\$416,933.98	\$416,933.98



BrooksWatson & Co., PLLC
14450 John F Kennedy Blvd., Suite 240
Houston, Tx 77032
281.907.8788

INVOICE

Invoice Date: 4/23/26
Number: 2025-01
Amount: \$11,570.00
Terms: Due on receipt
Job Id: 000056

City of Piney Point Village
7660 Woodway Drive #460
Houston, Texas 77063

Invoice Details

Description	Amount
12/31/2025 Progress Billing - FYE 12/31/2025	\$11,570.00
TOTAL AMOUNT DUE	\$11,570.00



Tree Service and Design

Business Number 832-282-4686

409 Ripple Creek Dr.

Houston Tx. 77024

8322824686

Fernando@treeserviceanddesign.com

ESTIMATE

EST0167

DATE

Apr 22, 2026

TOTAL

USD \$7,910.00

TO

City of Piney Point

7660 Woodway, Suite 460

Houston Tx, 77063

DESCRIPTION	RATE	QTY	AMOUNT
Irrigation S. Piney Point Project, add in an irrigation system with 13 zones. Pricing includes back flow valve, timer, 13 zones, material and labor.	\$7,910.00	1	\$7,910.00
SUBTOTAL			\$7,910.00
TAX (8.25%)			\$0.00
TOTAL			USD \$7,910.00

Customer represents and warrants that all trees, plant material and property upon which Work to be performed are either owned by Customer or, if not owned by Customer, that the owner of such trees, plant materials and property has authorized Customer to have the Work Performed. Customer hereby grants Tree Service and Design a license to access and use such trees, plant materials and property in order to perform the Work. All work to be paid upon completion.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Discussion regarding potential ordinance regulating dealers in crafted precious metals, including mobile gold buyers.

Agenda Item: 11

This item is for discussion regarding a proposed ordinance to regulate dealers in crafted precious metals, including mobile gold buyers operating within the city.

While the City's existing ordinances restrict solicitation and peddling, they primarily address the sale of goods and services. This proposed ordinance addresses a different activity, the purchase of high-value items such as gold and jewelry, which is not currently regulated in the same manner.

The ordinance would establish requirements for registration, transaction recordkeeping, reporting to law enforcement, inspection, and temporary holding of purchased items to deter the sale of stolen property and support investigations. It also limits mobile dealers to appointment-based transactions and prohibits roadside purchasing.

Key Provisions

- Annual dealer registration
- Transaction records and next-day reporting
- 11-day holding period on items
- Police inspection and hold authority (up to 60 days)
- Mobile dealers limited to appointment-only activity
- Misdemeanor enforcement for violations

Discussion Direction:

Council discussion is requested on whether to proceed with, modify, or decline the proposed ordinance.

ORDINANCE NO. 2026.-__

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES TO REGULATE THE PURCHASE OF CRAFTED PRECIOUS METALS; ESTABLISHING REGISTRATION, RECORDKEEPING, REPORTING, INSPECTION, AND HOLD REQUIREMENTS FOR DEALERS, INCLUDING MOBILE DEALERS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the purchase and resale of crafted precious metals may create opportunities for the concealment and disposition of stolen property; and

WHEREAS, the City Council further finds that businesses, including mobile buyers operating by appointment or otherwise within residential areas, may purchase gold, silver, jewelry, coins, and similar items within the City; and

WHEREAS, the City Council finds that reasonable registration, reporting, inspection, and temporary retention requirements promote public safety and assist law enforcement in the investigation and recovery of stolen property; and

WHEREAS, the City Council desires to adopt regulations applicable to dealers purchasing crafted precious metals within the City; now, therefore,

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

Section 1. Findings Incorporated.

The findings set forth above are hereby incorporated as if fully set forth herein.

Section 2. Code Amendment.

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 3. Incorporation of Exhibit.

Exhibit "A," titled "Dealers in Crafted Precious Metals," is attached to this Ordinance and is made a part hereof as if fully set forth in the body of this Ordinance. In the event of any conflict between the text of this Ordinance and Exhibit "A," Exhibit "A" shall control with respect to the amended Code provisions.

Section 4. Enforcement and Penalty.

Any person violating any provision of this Ordinance or Exhibit “A” shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished by a fine in accordance with the general penalty provisions of the Code of Ordinances of the City. Each day a violation continues shall constitute a separate offense.

Section 5. Savings Clause.

All rights and remedies of the City are expressly saved as to any and all violations of the Code of Ordinances that have accrued at the time of the effective date of this Ordinance. Any such violations may be prosecuted until final disposition.

Section 6. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance or Exhibit “A” is for any reason held to be invalid or unconstitutional, such holding shall not affect the validity of the remaining portions.

Section 7. Effective Date.

This Ordinance shall take effect immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED on this ___ day of _____, 2026.

CITY OF PINEY POINT VILLAGE, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT “A”

**Amendment to the Code of Ordinances
City of Piney Point Village, Texas**

The Code of Ordinances of the City of Piney Point Village, Texas, is hereby amended by adding a new Article ___ to Chapter ___, to read as follows:

ARTICLE ___. DEALERS IN CRAFTED PRECIOUS METALS

Sec. __-1. Purpose.

The purpose of this article is to regulate persons engaged in the business of purchasing crafted precious metals within the City in order to deter trafficking in stolen property, preserve records useful to law enforcement, and protect the public health, safety, and welfare.

Sec. __-2. Definitions.

For purposes of this article, the following terms shall have the meanings assigned below:

Crafted precious metal means any item made in whole or in part of gold, silver, platinum, palladium, or other precious metal, including jewelry, watches, flatware, decorative objects, and similar personal property.

Dealer means any person who, for compensation or with the intent to resell, melt, refine, or otherwise dispose of crafted precious metals, purchases or otherwise acquires crafted precious metals from another person. The term includes a mobile dealer.

Mobile dealer means a dealer who conducts business at a temporary location, from a vehicle, by home appointment, or at any location other than a permanent commercial business location.

Chief of Police means the Chief of Police of the Memorial Villages Police Department or the Chief’s designee.

Person means any individual, partnership, corporation, limited liability company, or other legal entity.

Sec. __-3. Registration Required.

(a) A dealer shall not engage in the business of purchasing crafted precious metals within the City without first registering with the City on a form approved by the Chief of Police.

(b) The registration shall include:

1. Legal name and any assumed business name;
2. Permanent business address and mailing address;
3. Contact information for the owner or operator;
4. Any required state license or registration; and
5. Identification of vehicles used in mobile operations.

(c) Registration shall be renewed annually and is not transferable.

Sec. __-4. Recordkeeping and Transaction Reports.

(a) A dealer shall maintain a complete record of all purchases of crafted precious metals made within the City in a form approved by the Chief of Police.

(b) A transaction report shall be prepared for each transaction and shall include, at a minimum:

1. Date and time of the transaction;
2. Location of the transaction;
3. Dealer identification information;
4. Seller's full name, address, and date of birth;
5. Valid government-issued identification details;
6. A physical description of the seller;
7. A signed certification of ownership by the seller;
8. A detailed description of each item purchased, including identifying characteristics, metal type, weight, and any markings;
9. The amount paid; and
10. A photograph of the seller and items purchased.

(c) The dealer shall provide a receipt to the seller and retain a copy.

(d) All records shall be retained for a minimum of three (3) years.

Sec. __-5. Reporting Requirement.

(a) Dealers shall submit required transaction records to the Chief of Police or an approved reporting system no later than the close of the next business day.

(b) The Chief of Police may require electronic reporting.

Sec. __-6. Inspection of Records and Property.

(a) A dealer shall make all required records available for inspection by any peace officer upon request.

(b) All inventory acquired within the City shall be made available for inspection during normal business hours or at a reasonable time for mobile dealers.

(c) A dealer shall not refuse or interfere with lawful inspection.

Sec. __-7. Retention of Property.

(a) A dealer shall not sell, transfer, dismantle, melt, alter, or dispose of any crafted precious metal acquired within the City for a period of eleven (11) days after the transaction is reported.

(b) During the retention period, items shall be maintained in the form received and in a manner that allows identification with the transaction record.

(c) Property shall be stored at a secure location accessible for inspection.

Sec. __-8. Police Hold.

(a) A peace officer may place a hold on any item reasonably suspected to be stolen.

(b) A dealer shall not dispose of any item subject to a hold until released in writing or by court order.

(c) A hold may remain in effect for up to sixty (60) days unless otherwise ordered.

Sec. __-9. Mobile Dealer Restrictions.

(a) A mobile dealer may operate within the City only by appointment with a resident or lawful occupant.

(b) Walk-up or roadside purchasing activity is prohibited.

(c) A mobile dealer shall maintain documentation of each appointment.

(d) Nothing in this section authorizes any activity otherwise prohibited by City ordinances.

Sec. __-10. Prohibited Acts.

It shall be unlawful for a dealer to:

1. Purchase from a person under eighteen (18) years of age;
2. Maintain false or incomplete records;
3. Fail to report transactions;
4. Refuse inspection;
5. Dispose of property during the retention period; or
6. Operate without registration.

Sec. __-11. Suspension or Revocation.

The City may suspend or revoke a dealer registration for violations of this article following notice and an opportunity to be heard.

Sec. __-12. Penalty.

(a) A violation of this article shall constitute a misdemeanor punishable by a fine as provided in the City Code.

(b) Each day a violation continues shall constitute a separate offense.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Discussion of potential amendments to noise regulations related to landscaping equipment.

Agenda Item: 12

This item is intended for discussion about possible amendments to the City's noise regulations concerning landscaping equipment. We have received requests from the public regarding this matter.

The City currently regulates hours of operation for landscaping activities; however, recent complaints have focused on the intensity of noise, particularly from leaf blowers. While existing ordinances address when equipment may be used, they do not regulate noise levels or equipment standards.

Under Texas law, the City may regulate noise, including landscaping equipment; however, most cities do not outright ban gas-powered leaf blowers. Instead, nearby cities such as West University Place have adopted measurable noise standards. West U requires leaf blowers to meet a 70 decibel limit at 50 feet, which effectively limits louder gas-powered equipment while remaining enforceable and legally defensible.

Council discussion is requested on whether to explore similar approaches, such as adopting measurable noise standards or equipment-based restrictions, or to maintain the current regulations.

Key Considerations

- Existing regulations limit hours, not noise intensity
- West U model uses a 70 dB @ 50 ft standard (not a full ban)
- Equipment-type restrictions are easier to enforce than decibel limits
- Options include:
 - Adopting a measurable noise standard
 - Restricting certain equipment types
 - Maintaining current regulations

Discussion Direction:

Council discussion is requested on whether to pursue ordinance amendments or maintain the current framework.

This content is for discussion purposes only.

Noise Regulations – Landscaping Equipment

Purpose.

The purpose of this article is to regulate noise generated by landscaping equipment in order to protect the public health, safety, and welfare, while allowing reasonable maintenance activities.

Applicability.

This article applies to all persons operating landscaping equipment within the City, including contractors and property owners.

Leaf Blower Noise Standard.

- a) No person shall operate a leaf blower within the City that exceeds seventy (70) A-weighted decibels (dBA) as measured at a distance of fifty (50) feet from the source.
- b) Compliance with this section shall be demonstrated by:
 1. Manufacturer certification indicating the equipment meets the required noise standard; or
 2. Labeling affixed to the equipment showing compliance with applicable ANSI standards.
- c) Equipment that does not meet this standard shall not be operated within the City.

Hours of Operation.

Landscaping equipment may be operated only during the hours permitted under Section ___ of the City Code (existing hours of operation).

Enforcement.

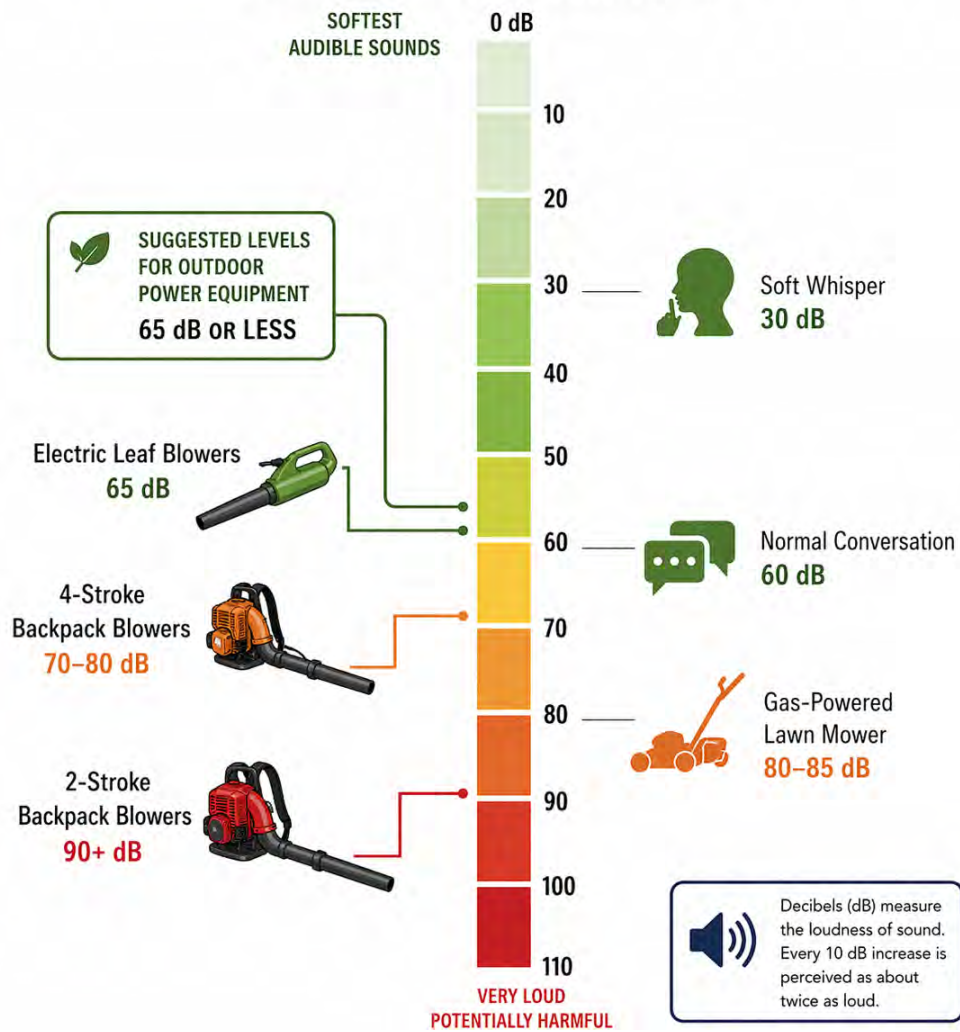
- a) A peace officer may enforce this article based on:
 1. Manufacturer labeling; or
 2. Reasonable observation of non-compliant equipment.
- b) It shall be unlawful to operate, permit, or allow the operation of non-compliant equipment.

Penalty.

A violation of this article shall constitute a misdemeanor and, upon conviction, shall be punishable in accordance with the general penalty provisions of the Code of Ordinances.

COMMON LEAF BLOWERS & NOISE OUTPUT

Sound Pressure Level at 50 Feet (dBA)*



Type	Noise @ 50 ft	Cost	Characteristics
Electric / Battery	55–65 dB	Higher	Quietest, lower pitch
4-Stroke Gas	70–80 dB	Moderate	Deeper sound, less harsh
2-Stroke Gas	80–95+ dB	Lowest	Loud, high-pitched, most complaints

NOTE: Regulating two-stroke leaf blowers specifically presents practical and legal challenges. While two-stroke engines are often louder and generate more complaints, enforcement is difficult because engine type is not easily identifiable in the field. Additionally, not all two-stroke equipment exceeds acceptable noise levels, and some four-stroke models can still be disruptive. This creates a risk that a two-stroke restriction could be viewed as arbitrary rather than tied to measurable impact. Most cities instead regulate noise levels or fuel type, which are clearer, more enforceable standards that directly address the underlying concern of neighborhood noise.

TO: City Council

FROM: R. Pennington, City Administrator

MEETING DATE: April 29, 2026

SUBJECT: Discussion regarding Right-of-Way delineation and the use of bollards, rocks, and other barriers.

Agenda Item: 13

This item is for discussion regarding the placement of bollards, rocks, chains, and similar barriers within the public right-of-way (ROW). The City has observed increasing use of these features by residents to prevent vehicles from encroaching onto lawns, drainage areas, and landscaped edges.

While these installations may serve a practical purpose, they are located within City-controlled ROW, where safety, visibility, drainage, and consistency must be considered. Currently, the City Code does not clearly regulate or standardize these features, resulting in inconsistent materials, placement, and potential hazards.

Under Texas law, the City maintains authority over the public ROW and may regulate or remove unauthorized obstructions to ensure safe and uniform use..

Recommended Policy Direction:

- Bollard + Chain System (City Standard)
 - Uniform material (e.g., metal or timber posts)
 - Maximum height (e.g., 30–36 inches)
 - Minimum setback from pavement edge
 - Spacing standard (e.g., 4–6 feet)
 - Reflective or visible elements for safety
 - Optional chain between posts for continuity
- Allow/Prohibited Items: Loose rocks/boulders
- Unsecured or decorative obstructions
- Items that could create a fixed hazard to vehicles or pedestrians

Administrative Goal:

- Protect lawns and drainage.
- Maintain visual consistency.
- Reduce liability and safety risk.

City Examples:

1. **City of Austin:** Regulates bollards, rocks, and similar barriers in public right-of-way. These require prior City approval for private use of public property. Installations must ensure safety, visibility, pedestrian access, and drainage. Rigid objects like rocks are discouraged; bollards may be permitted if they meet specific standards. Enforcement is complaint-driven, focusing on safety and

accessibility, and unauthorized installations may be removed. Austin aims to maintain control of the right-of-way while allowing limited use.

2. **City of Tacoma:** Restricts the use of bollards in public spaces. They can only be installed with City authorization and must meet uniform design standards for safety and appearance. Bollards must include breakaway or impact-resistant features and be placed in designated areas to avoid conflicts with travel lanes and sidewalks. The city also evaluates alternative solutions, prioritizing safety and permanent infrastructure over temporary installations.
3. **City of Beverly Hills:** Maintains strict control over the public right-of-way and generally prohibits private installations such as bollards, rocks, or barriers without City authorization. The city emphasizes aesthetic consistency and safety, and any permitted features must align with established design standards. In practice, Beverly Hills relies on curbs, landscaping, and City-installed infrastructure rather than allowing resident-driven solutions. Unauthorized items in the ROW are subject to removal, and enforcement is more proactive than in many cities due to the City's emphasis on visual uniformity.
4. **City of West Palm Beach:** Requires permits for private installations in the right-of-way. Hazardous items are not permitted, and standardized solutions are preferred. Enforcement is complaint-driven, targeting unsafe or non-compliant installations.
5. **City of Santa Monica:** Regulates bollards within the public right-of-way through strict design and permitting standards. Bollards are not allowed by default and must be City-approved, uniformly designed, and safely installed. Emphasis is placed on consistent appearance, proper spacing, and integration with streetscape elements to ensure safety, accessibility, and visual cohesion.

Recommendation:

Staff seeks City Council direction regarding the placement of bollards, chains, rocks, and other barriers within the public right-of-way, including whether to:

- Prohibit such installations entirely;
- Allow installations subject to a uniform City standard (e.g., size, material, color, spacing, and installation method); or
- Direct staff to prepare a draft ordinance establishing clear regulations and design standards for Council consideration.

Staff recommends that if Council decides to allow these features, they should establish a consistent, residentially appropriate standard (such as fir green posts with a 1"–2" diameter and optional chain) to ensure safety, aesthetics, and uniformity across the City.



CITY OF PINEY POINT VILLAGE

RIGHT-OF-WAY DELINEATION STANDARD

DECORATIVE BOLLARD & CHAIN SYSTEM



A UNIFORM, CLASSIC LOOK THAT PROTECTS LANDSCAPING, DELINEATES THE RIGHT-OF-WAY AND ENHANCES OUR VILLAGE CHARACTER.



SET BACK
12" - 24"
BEHIND CURB

DESIGN INTENT



Enhance safety by preventing vehicle encroachment into landscaped areas.



Maintain the beauty and uniform character of our community.

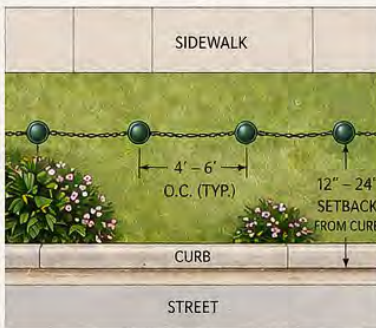


Ensure pedestrian access and ADA compliance.

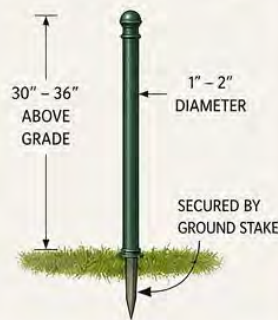


Allow proper drainage and maintenance of the right-of-way.

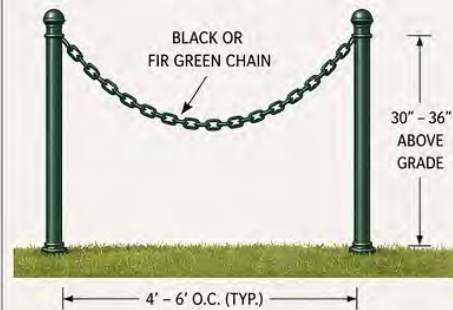
PLAN VIEW (TYPICAL)



BOLLARD ELEVATION



CHAIN DETAIL



BOLLARD SPECIFICATIONS



- Material: Steel
- Diameter: 1" - 2"
- Height: 30" - 36" above grade
- Color: Piney Point Fir Green (Custom Powder-Coated)
- Top Style: Classic Domed Top
- Finish: Matte / Low Gloss
- Install: Secured by ground stake (no concrete required)
- Chain: Black or Fir Green Coated Metal Chain

Example Style Reference:
Charleston or Hampton Series
Decorative Bollard (or approved equal)

PLACEMENT GUIDELINES

- Minimum 12" - 24" behind curb or pavement edge
- Spacing 4' - 6' on center
- Must not obstruct sidewalks or ADA paths
- Must not interfere with drainage flow
- Must not block sight visibility at driveways or intersections



ALLOWED (APPROVED STANDARD)



UNIFORM, CLASSIC DESIGN
FIR GREEN FINISH, CHAINED SYSTEM

NOT ALLOWED



GENERAL REQUIREMENTS



INSTALLATION

Bollards must be securely installed plumb using a ground stake. No temporary or movable installations.



MAINTENANCE

Property owner responsible for ongoing maintenance, repair, and replacement if damaged.



SAFETY & COMPLIANCE

Must be installed to maintain safe conditions and comply with all ADA and visibility requirements.



ENFORCEMENT

The City retains the right to require removal of any non-compliant, unsafe, or unauthorized installations.



This standard applies to all improvements within the public right-of-way. All installations require approval by the City of Piney Point Village.

