

**MINUTES  
THE CITY OF PINEY POINT VILLAGE  
SPECIAL COUNCIL MEETING  
MONDAY, NOVEMBER 15, 2021**

**THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A SPECIAL COUNCIL MEETING ON MONDAY, NOVEMBER 15, 2021, AT 6:30 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.**

**COUNCIL MEMBERS PRESENT:** Mayor Mark Kobelan, Joel Bender, Dale Dodds, Michael Herminghaus, Henry Kollenberg, Brian Thompson

**CITY STAFF:** Karen Farris, City Secretary; Annette Arriaga, Director of Planning & Development; David Olson, City Attorney; Joe Moore, City Engineer

**DECLARATION OF QUORUM AND CALL TO ORDER**

Mayor Kobelan called the meeting to order at 6:33 p.m.

**PLEDGE OF ALLEGIANCE**

**CITIZENS WISHING TO ADDRESS COUNCIL** – At this time, 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 inquiries about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.

Citizens present: Joe Reeves, resident of Wilding Lane wanted to voice his concerns regarding the Wilding Lane project. The Wilding Lane project is on the agenda. The Wilding Lane project agenda item was moved to #5. At that time, the resident will be able to speak regarding his concerns.

**City Council Agenda:**

1. Discussed and considered action on the Memorial Villages Police Department monthly report. Chief Schultz provided updates for the month of October.
2. Discussed and considered amending the MVPD FY22 Budget to increase the employer contribution of dependent health coverage from 50 percent to 75 percent. Commissioner Huguenard provided an estimate of cost differential in health insurance premium. Council Member Bender made a motion to approve amending the MVPD FY22 Budget, to increase the employer contribution of dependent health coverage from 50 percent to 75 percent, not to exceed \$60,000. Council Member Dodds seconded the motion and it passed unanimously.
3. Discussed and considered possible action on the Village Fire Department monthly report. Commissioner Nash provided an update for the VFD for October. The Fire Station is finished, except for punch list items. An official "Open House"

will be announced. Mayor Kobelan thanked Commissioner Nash for his service on the Fire Commission. Commissioner Nash has been on the Fire Commission for about 10 years. Council thanked Commissioner Nash for a great job in dealing with the planning and building of the fire station. Mayor Kobelan made Commissioner Nash the Volunteer of the Decade for the City of Piney Point Village.

4. Discussed and considered action on authorizing the Village Fire Department to sell, auction, and or dispose of a 2005 utility trailer. Council Member Kollenberg made a motion to authorize the Mayor to execute the Certificate of Title to transfer, if in consultation with the City Attorney, he deems it appropriate. Council Member Bender seconded the motion and it passed unanimously. City Attorney stated for the record, the trailer was probably donated to the Fire Department and considered Fire Department property.
  
21. This agenda item was one of the current project updates moved out of Agenda Item #21 of the Engineers Report.

Joe Moore, the City Engineer provided an update on the Wilding Lane Drainage & Paving Improvements Project. Mr. Joe Reeves, a resident on Wilding Lane was present to express his concerns regarding the street width and asphalt parking pads. After discussion, Council Member Herminghaus made a motion to stop the asphalt at 18', change order the contract, and allow the homeowners on Wilding Lane decide if they want to install gravel in accordance with city ordinances. Council Member Bender seconded the motion and it failed with a vote of two in favor of, and three opposed.

6. Agenda item #6 was moved.  
Discussed and considered possible action on Kinkaid presentation. Kinkaid School, Studio RED Architects, and Linbeck Representatives presented informational exhibits regarding the Kinkaid New Upper and Lower Schools. The purpose of this presentation was to update City Council on the status of the project, and to respectfully request approval to schedule Meets and Greets with residents. City Council had no objections to Kinkaid moving forward with Meets and Greets with the residents.
  
5. Discussed and considered possible action on Moody's issuer rating. The City of Piney Point Village no longer has any outstanding debt/bonds rated by Moody's, however; Moody's currently maintains an issuer rating for Piney Point Village that is not associated with any specific series of debt. Moody's can continue maintain the issuer rating if the city would like, or it can be withdrawn. If the City chooses to maintain the issuer rating it is associated with a \$3,000 annual fee. Council Member Thompson made a motion to authorize the Mayor to have a conversation with Drew Masterson, a financial advisor. Council Member Dodds seconded the motion and it passed unanimously.
  
7. Discussed and considered action on approving the renewal of the Interlocal Agreement with Harris County to house, support, maintain, and confine or detain city prisoners in Harris County Jail. Council Member Kollenberg made a motion to renew the Interlocal Agreement with Harris County and authorize the

Mayor to sign to renew the agreement. Council Member Dodds seconded the motion and it passed unanimously.

8. Discussed and considered possible action on the Public Management Proposal associated with the American Rescue Plan Act, Coronavirus Local Fiscal Recovery Fund. No formal action taken.
9. Considered possible action to approve Piney Point Circle ROW Agreement. This item was tabled.
10. Considered possible action to approve the ROW Agreement with Mr. and Mrs. Harrell for additional ROW needed on Piney Point Circle. This item was tabled.
11. Considered possible action to approve Resolution No. 2021.11.15 authorizing eminent domain for Piney Point Circle. This item was tabled.
12. Discussed and considered possible action on designating a Council Member to serve on the Project Advisory Team for the design of the new Memorial Drive Elementary School. This would start in January and end in May or June. It would consist of attending 6-7 meetings, approximately 2 hours, in the afternoon. Only one representative from the City of Piney Point Village is needed. Council Member Kollenberg was appointed to serve on the Project Advisory Team for the design of the new Memorial Drive Elementary School. All Council Members recognized that Council Member Kollenberg was appointed to the Memorial Drive Elementary School Project Advisory Team.
13. Discussed and considered action on Resolution No. 2021.11.15A casting a ballot to fill the position on the Board of Directors of the Harris County Appraisal District, representing and to be filled by the cities, other than the City of Houston, participating in the appraisal district. Council Member Thompson made a motion to approve Resolution No. 2021.11.15A casting a ballot for Mike Sullivan to fill the position on the Board of Directors on the Harris County Appraisal District. Council Member Dodds seconded the motion and it passed unanimously.
14. Discussed the appointment of a Harris-Galveston Director on the Subsidence District Board. The term of office will expire January 31, 2022. The expired position is filled by the Village Mayors collectively. Mayor Kobelan reported that he discussed with the other Mayors, and all agreed to appoint Kyle Sears. All Piney Point Council Members agreed on the appointment of Kyle Sears as a Harris-Galveston Director on the Subsidence District Board.
15. Discussed and considered action on the Mayor's Monthly Report.
  - Property Tax Revenues – updated spreadsheet
16. Discussed and considered action on the City Administrator's Monthly Report, including but not limited to the October 2021 Financials. There were no questions.

17. Discussed and considered proposal for professional engineering services for the South Piney Point Road 96-inch CMP Storm Sewer Replacement Project. Council Member Dodds made a motion to approve the Proposal for Professional Engineering Services for Study and Preliminary Engineering Phase Services for the 96-inch CMP Replacement Project for \$115,050.00. Council Member Bender seconded the motion and it passed unanimously.
18. Discussed and considered quotes for the 2021 Maintenance Project. Council Member Bender made a motion to accept the quote for the 2021 Maintenance Project from On Par Civil Services for \$49,588.75. Council Member Herminghaus seconded the motion and it passed unanimously.
19. Discussed and considered the approval of CenterPoint Energy Gas Line Improvement Plans along N. Piney Point Road at Williamsburg & Kingsworthy. Council Member Bender made a motion to authorize CenterPoint to install gas line improvement plans along N. Piney Point Road at Williamsburg & Kingsworthy. Council Member Herminghaus seconded the motion and it passed unanimously.
20. Discussed and considered action on a right-of-way drainage plan submittal for 11321 Greenvale Drive. Council Member Kollenberg made a motion to approve the right-of-way drainage plan for 11321 Greenvale Drive. Council Member Bender seconded the motion and it passed unanimously.
21. Discussed and considered action the Engineer's Report. The Engineer's Report for this month includes updates to the Wilding Lane Project, other various maintenance projects, and future projects. The City Engineer provided a brief update on Farnham Park, Smithdale Estates, North and South Country Squire. There was discussion regarding payment made to the City of Houston. Council Member Kollenberg made a motion to authorize the Mayor to request money back that was paid to the City of Houston. Council Member Bender seconded the motion and it passed unanimously.
22. Discussed and considered action on a revised landscape proposal from Westco to include pine park mulch and irrigation checks. The annual cost would increase from \$115,800 to \$117,408. Council Member Herminghaus made a motion to accept the revised landscape with the correction to add pine bark mulch. Council Member Bender seconded the motion and it passed unanimously.
23. Discussed and considered approving the Minutes for the Regular Session Meeting held on October 25, 2021. Council Member Bender made a motion to approve the Minutes of the October 25, 2021 Regular Council Meeting. Council Member Thompson seconded the motion and it passed unanimously.
24. Discussed and considered action on any future agenda items, meeting dates, etc. Nothing was added.
25. EXECUTIVE SESSION: The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney), and pursuant to Section 551.074 of the Texas Government Code

(Personnel), specifically to deliberate the appointment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.  
Council adjourned into a closed session at 8:59 p.m.  
Council reconvened into an open session at 9:49 p.m.

25. Proposed action when Executive Session is reconvened.  
No formal action taken.
  
26. Adjourn  
Council Member Bender made a motion to adjourn. Council Member Herminghaus seconded the motion and it passed unanimously. The meeting adjourned at 9:49 p.m.

**PASSED AND APPROVED this 20th day of December 2021.**



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Mark Kobelan  
Mayor



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Karen Farris  
City Secretary