

**MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY, SEPTEMBER 23, 2024, AT 6:00 P.M. LOCATED AT 325 PINEY POINT RD., PINEY POINT VILLAGE, TEXAS.**

**Councilmembers Present:** Dale Dodds, Joel Bender, Michael Herminghaus, and Jonathan Curth.

**Councilmembers Absent:** Aliza Dutt, and Margaret Rohde.

**City Representatives Present:** Bobby Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, Police Commissioner; Solace Southwick, Police Commissioner; Brian Baker, Police Patrol Commander; Henry Kollenberg, Fire Commissioner; Howard Miller, Fire Chief; John Peterson, City Engineering; Gracie Moylan, City Engineering. Michelle Yi, Finance Director.

**Call To Order**

At 6:00 p.m., Mayor Pro-Tem Bender declared a quorum and called the meeting to order.

**Pledge of Allegiance**

The Council led the Pledge of Allegiance to the United States of America Flag.

**Citizens Wishing to Address Council**

- Frank Daily, John Young, and Elena Young (Gingham) requested that the council review the fence ordinance. The neighboring property owner has built an eight-foot wooden fence, and there's a request for the City Council to intervene, revoke the permit, and ask for the fence's removal.
- There were no further requests addressed to the Council.

➔ **To optimize time management for the presenters, several agenda items were reorganized.**

**Agenda Items**

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

- In August, the MVPD responded to and handled 1,701 calls and incidents for Piney Point Village alone. Additionally, 1269 house watch checks were conducted, and 531 citations, with 257 as warnings, were issued during this period.

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

- For the month, the VFD responded to 139 "all-cities" calls, with 23 in Piney Point. Response time at 4:43.
- VFD is to submit a budget amendment next month. The amendment is projected to have no impact on total budgeted expenditures.
- It was noted that the new VFD administrator will start October 7.

**9. Consideration and possible action on City Engineering, Including (a) Engineering Report, (b) Letter of Recommendation for the 2023 Paving Improvements Project, and approval of construction award.**

- Councilmember Bender moved to approve the award of the 2023 Paving Improvements Project to AAA Asphalt at \$777,514.50 with engineering to negotiate the understanding as to the revised unit price. Dodds seconded the motion.

AYES: Herminghaus, Dodds, Bender, and Curth.

NAYS: None.

- The motion carried.

- Further discussion included the current engineering status report from Gracie Moylan, which included details on the Windermere outfall improvements via a proposed construction easement between lots 14 and 15. The council reached a consensus to proceed with surveying under the mayor's authority and to begin discussions with the Harris County Flood Control regarding the outfall.
- A. Public Hearing on an ordinance adopting the Proposed 2025 Budget.**
- Mayor Pro-Tem Bender opened the public hearing at 6:49 PM to allow the public to provide comments, testimony, or opinions on a proposed plan for an ordinance adopting the Proposed 2025 Budget.
  - No one requested to address the council after the call.
  - Mayor Pro-Tem Bender closed the hearing at 6:49 PM.
- B. Public Hearing on an ordinance adopting the 2024 Proposed Property Tax Rate.**
- Mayor Pro-Tem Bender opened the public hearing at 6:51 PM to allow the public to provide comments, testimony, or opinions on a proposed plan for an ordinance adopting the 2024 Proposed Property Tax Rate.
  - No one requested to address the council after the call.
  - Mayor Pro-Tem Bender closed the hearing at 6:51 PM.
- 1. Consideration and possible action on approval of the Council Meeting Minutes held on August 26, 2024.**
- A revised version of the minutes was provided, detailing proceedings on the Park Ordinance.
  - Councilmember Herminghaus moved to approve the revised version of the Minutes held on August 26, 2024. Dodds seconded the motion.  
AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
- 2. Consideration and possible action of an ordinance (ORD 2024.09) as acceptance of the Harris Central Appraisal District 2024 Certified Appraisal Roll for Piney Point Village.**
- Councilmember Herminghaus moved to accept the Certified Appraisal Roll from the Harris Central Appraisal District as presented. Dodds seconded the motion.  
AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
- 3. Consideration and possible action on an ordinance (ORD 2024.09-A) adopting the 2025 Budget for the City of Piney Point Village.**
- The budget total expenditures are \$10,987,968, up from the filed budget of \$9,281,870. The resulting changes to the filed version include adjusting for a certified property tax levy for M&O revenue, an increase for Public Relations, and CIP funding to support planned programs, which is detailed within the document presented.
  - Councilmember Herminghaus moved to adopt the 2025 Budget for the City of Piney Point Village as presented. Dodds seconded the motion.
  - Record vote to adopt was called as follows:  
AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.

4. **Consideration and possible action setting the Debt Service Tax Rate of \$0.027878 per \$100 of assessed valuation of all taxable property within the city's corporate limits for Tax Year 2024.**
  - Councilmember Herminghaus moved to set the Debt Service Tax Rate of \$0.027878 per \$100 of assessed valuation of all taxable property within the city's corporate limits as presented. Dodds seconded the motion.

AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
  
5. **Consideration and possible action on setting the Maintenance and Operations Tax Rate of \$0.227262 per \$100 of assessed valuation of all taxable property within the city's corporate limits for the tax year 2024.**
  - Councilmember Herminghaus moved to set the Maintenance and Operations Tax Rate of \$0.227262 per \$100 of assessed valuation of all taxable property within the city's corporate limits as presented. Dodds seconded the motion.
  - Record vote to adopt was called as follows:

AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
  
6. **Consideration and possible action on the maintenance and operations component of the tax rate, action on the debt service component of the tax rate, and action on an ordinance (ORD 2024.09-B) concerning the combined 2024 Tax Rate.**
  - Councilmember Herminghaus moved to approve the maintenance and operations component of the tax rate, action on the debt service component of the tax rate and adopt the ordinance on the combined 2024 Tax Rate as presented. Dodds seconded the motion.
  - Record vote to adopt was called as follows:

AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
  
10. **Consideration and possible action regarding the Mayor's Monthly Report.**
  - No report was provided.
  
11. **Consideration and possible action regarding the City Administrator's Monthly Report, including (a) Financial Related Item, (b) Annual Recycle Event, (c) Arbor Day Event, and (d) Update on Current Specific Use Permits and Permit Activity.**
  - The financials were presented for August.
  - The Memorial Villages annual recycling event will be held on Saturday, October 26, 2024, from 8:00 a.m. to 12:00 noon. The event location is 955 Piney Point Rd.
  - The annual Piney Point Arbor Day event is scheduled for Saturday, November 2, 2024. The event location is Ecclesia.
  - Councilmember Herminghaus motioned to approve disbursements of \$14,536 to Tree Service Design and \$18,821.08 to On Par Civil Services for Williamsburg Drainage Application #3 as presented. Dodds seconded the motion.

AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.

- The motion carried.
- 12. Consideration and possible action to approve an agreement with Tree Service and Design for tree pruning, removal, stump grinding, emergency response, and other public works services.**
- Councilmember Dodds proposed approving an agreement with Tree Service and Design for services, with the amended condition of prioritizing Piney Point Village over other clients during a declared emergency. Herminghaus seconded the motion.  
AYES: Herminghaus, Dodds, Bender, and Curth.  
NAYS: None.
  - The motion carried.
- 13. Consideration and possible action on the appointments of the Commissioner and the Alternate Commissioner representing Piney Point Village on the Village Fire Department Board of Commissioners.**
- The item was tabled.
- 14. Discuss and consider possible action on any future agenda items, meeting dates, and similar matters.**
- Beautification Meeting for October 14, Engineering Meeting for October 9, and Regular Council Meeting for October 28.
  - The council discussed potential dates for a special meeting to address unresolved workshop matters.

#### **Workshop**

- (C-G)** During the meeting, the council discussed workshop items C, D, E, F, and G, which covered topics such as the School Zone Ordinance, Prohibited Parking in School Area, Construction & Related Activities, Permitted Signs, and Progressing Workshop Items. The council collectively recognized that the proposed changes are extensive. Members expressed a desire to simplify the proposed changes to the ordinances and to take the time to properly review them. The council recommended allocating additional time for a dedicated workshop.

#### **Executive Session**

- 15. Closed executive meeting pursuant to the provision of Chapter 551, Texas Government Code, in accordance with the authority contained in Section 551.071- Consultation with City Attorney.**
- The council convened a closed executive meeting at 7:32 p.m. under Section 551.071- Consultation with City Attorney.
  - The council reconvened into an open session at 7:37 p.m.
- 16. Consideration and possible action on items discussed in the Executive Session.**
- No action was taken from the executive session.


#### **Adjournment**

- Councilmember Dodds made a motion for adjournment, seconded by Councilmember Herminghaus.
- Mayor Pro-Tem Bender adjourned the meeting at 7:38 p.m.

PASSED AND APPROVED this 28th day of October 2024.



Aliza Dutt  
Mayor



Robert Pennington  
City Administrator / City Secretary