

MINUTES OF A CITY OF PINEY POINT VILLAGE REGULAR COUNCIL MEETING ON MONDAY, OCTOBER 28, 2024, AT 6:00 P.M. AT 7660 WOODWAY DR. SUITE 593, HOUSTON, TEXAS.

Councilmembers Present: Aliza Dutt, Dale Dodds, Joel Bender, Michael Herminghaus, Margaret Rohde, and Jonathan Curth.

City Representatives Present: Bobby Pennington, City Administrator; David Olson, City Attorney; Jim Huguenard, Police Commissioner; Ray Schultz, Police Chief; Henry Kollenberg, Fire Commissioner; Howard Miller, Fire Chief; Amy Buckert, VFD Administrator; John Peterson, City Engineering; Gracie Moylan, City Engineering; and Frederick Johnson, Public Works Manager.

Call To Order

At 6:05 p.m., Mayor Aliza Dutt, with the assistance of the Kinkaid Girl Scouts, 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

- Michael Herminghaus (Raintree), as a concerned citizen, requested that the council review traffic management on Piney Point Road at Saint Francis. He suggested implementing a no-left-turn policy similar to the traffic rules in place near Memorial Drive Elementary. Additionally, Michael informed the council that he was recently attacked by an off-leash dog while walking his own dog. He urged the council to consider establishing a leash law to address this issue.
- Dan Mark (Gingham) provided an update to the council regarding his application for a variance related to a generator. He explained that the board was not willing to take action to grant a variance for his request concerning the five-foot setback. Staff noted that the generator ordinance is currently under review, and public hearings are scheduled for November to discuss the recommended changes, including the setback rules.
- There were no further requests addressed to the Council.

Agenda Items

- 1. Consideration and possible action on approval of the Council Meeting Minutes held on September 23, 2024, and October 7, 2024.**
 - Councilmember Bender moved to approve the Council Meeting Minutes held on September 23, 2024, and October 7, 2024. Dodds seconded the motion.
AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
NAYS: None.
 - The motion carried.
- 2. Consideration and possible action on the Memorial Villages Police Department.**
 - In August, the MVPD responded to and handled 1,393 calls and incidents for Piney Point Village alone. Additionally, 981 house watch checks were conducted, and 489 citations, with 194 as warnings, were issued during this period.
- 3. Consideration and possible action on the Village Fire Department, including Budget Amendment 2024-1.**
 - Fire Chief Miller and Commissioner Kollenberg provided reports and general highlights for the month.

- Councilmember Herminghaus moved to approve the VFD Budget Amendment 2024-1. Bender seconded the motion.
 - AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
 - NAYS: None.
 - The motion carried.

- 4. **Consideration and possible action on City Engineering, including Engineering Report, PPV 2025 Windermere Outfall Project, approval for Piney Point Road Pavement Lifting Project, approval for CCTV of Chapelwood Storm Sewer Project, approval for Chapelwood Storm Sewer Connection Project, Blalock Road drainage, and radar speed limit signage.**
 - **Recommendation 1**: Councilmember Dodds moved to approve the survey for the Windermere Outfall Project with Landtech Surveying for \$18,600. Bender seconded the motion. The motion passed with the following results:
 - AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
 - NAYS: None.
 - **Recommendation 2**: Councilmember Bender moved to approve the Piney Point Road Pavement Lifting Project with Uretex not to exceed \$115,000. Dodds seconded the motion. The motion passed with the following results:
 - AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
 - NAYS: None.
 - **Recommendation 3**: Councilmember Bender moved to approve the CCTV of the Chapelwood Court Storm Sewer Project with AIMS for \$3,900. Dodds seconded the motion. The motion passed with the following results:
 - AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
 - NAYS: None.
 - **Recommendation 4**: The Council tabled action on the Chapelwood Court Storm Sewer Connection Project until the televised results are reviewed by HDR.
 - **Recommendation 5**: The Council directed HDR to review a point repair solution over other presented options for the Blalock Road drainage sinkholes. No formal action was taken.
 - **Recommendation 6**: Councilmember Herminghaus proposed the approval of radar speed limit signage from Radarsign for two signs per unit at a cost of \$3,850. Bender seconded the motion. The motion passed with the following results:
 - AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
 - NAYS: None.

- 5. **Consideration and possible action regarding the Mayor's Monthly Report.**
 - A report was not required.

- 6. **Consideration and possible action regarding the City Administrator's Monthly Report, including but not limited to Financial Items, the Arbor Day Event, and Updates on Current Specific Use Permits.**
 - Financial reports were provided. In September, total revenues were \$8,545,536, total operating expenditures were \$5,899,311, and total expenditures were \$6,475,070, which is 63.7% of the budget. The current revenue over expenditure is \$2,070,466. The quarterly Investments ended September 2024 with an ending market value of \$8,306,252.54 and total interest revenue of \$117,922.81. Disbursements included A1 Construction, On-Par Civil Service, Westco Grounds Maintenance, and a TCO refund to Levant Luxury Homes.
 - The council deliberated on the details of the TCO and agreed that the timing of the project was interrupted by the summer hurricane and ultimately agreed to the refund.

Additionally, they requested staff to investigate the permits and Special Use Permit specifications related to Ecclesia. Olson suggested including specific language for the Ecclesia SUP in the agenda for the next council meeting. This will include a detailed discussion about the dog park fencing, trolley vehicle parking, and the large pizza oven. Kinkaid would like to discuss extending construction hours within the Kinkaid SUP, and the council is open for Kinkaid officials to present this request at a future meeting.

- **Recommendation 1:** Councilmember Bender moved to approve the following disbursements: \$10,865.57 to A1 Construction for the T-Intersection Project; \$58,570.00 to On Par Civil Services for paving improvements at North Country Squire; \$112,901.36 for the Greenbay Beautification Landscape and Irrigation Project, which includes a 10% holdback pending approval of punch list items; and \$25,000 as a TCO refund to Levant Luxury Homes. Councilmember Rohde seconded the motion. The motion passed with the following results:
AYES: Herminghaus, Dodds, Bender, and Curth.
NAYS: None.
 - **Recommendation 2:** Councilmember Bender moved to approve the Quarterly Investment Report for the quarter ending September 2024. Councilmember Dodds seconded the motion. The motion passed with the following results:
AYES: Herminghaus, Dodds, Bender, and Curth.
NAYS: None.
- 7. Consideration and Possible Action to approve an agreement with Cypress Creek Mosquito for mosquito spray services.**
- Councilmember Bender moved to approve an agreement with Cypress Creek Mosquito for mosquito spray services. Herminghaus seconded the motion.
AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
NAYS: None.
 - The motion carried.
- 8. Consideration and possible action on the Interlocal Agreement with Houston-Galveston Area Council (H-GAC Buy) for the purchase of certain products and services.**
- Staff identified the need for an interlocal contract to purchase a public works vehicle that is budgeted for a future date. They provided a sample quote for a vehicle planned for the 2025 budget. The council and staff agreed to explore additional options for vehicle quotes, including low-mileage vehicles available through Enterprise.
 - Councilmember Bender moved to approve an interlocal cooperative purchase agreement with the Houston-Galveston Area Council. Herminghaus seconded the motion.
AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.
NAYS: None.
 - The motion carried.
- 9. Consideration and possible action on the Harris Central Appraisal District (HCAD) Board of Directors Nomination.**
- The Harris Central Appraisal District (HCAD) Board of Directors has recently experienced notable changes in its composition and selection process. Mike Sullivan has reached out to the villages in his bid for re-election to the HCAD Board of Directors, where he has served for 11 years.

- Councilmember Bender moved to cast all 5 votes provided in the Resolution (RES 2024.10) for Mike Sullivan to be appointed to serve on the Harris Central Appraisal District (HCAD) Board of Directors. Herminghaus seconded the motion.

AYES: Herminghaus, Dodds, Bender, Rohde, and Curth.

NAYS: None.

- The motion carried.

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

- Council members considered having an informal meeting with Kinkaid to explore potential collaborative efforts. It was requested that the Ecclesia SUP, a proposed leash law, and a proposed no-left-turn traffic regulation out of St. Francis be included on the next regular agenda for discussion.
- The Beautification Meeting is scheduled for November 11, the Engineering Meeting for November 13, and the Regular Council Meeting for November 18.

Workshop

(A-G) During the meeting, the council discussed workshop items which covered (A) Generator Ordinance, (B) Building Orientation, (C) Outdoor Lighting, (D) Permitted Signs, (E) School Zone Ordinance, (F) Prohibited Parking, (G) Construction & Related Building Activities. Legal will finalize a recommended draft for Zoning and any revised changes before submitting it to the Council for recommendation.

Executive Session

10. 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.

- No executive meeting was called.

11. Consideration and possible action on items discussed in the Executive Session.

- No action.


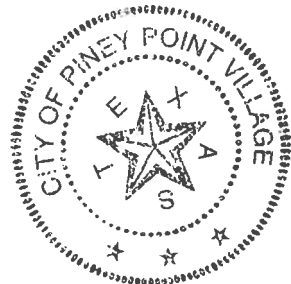
Adjournment

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Herminghaus.
- Mayor Dutt adjourned the meeting at 7:54 p.m.

PASSED AND APPROVED this 18th day of November 2024.



Aliza Dutt
Mayor



Robert Pennington
City Administrator / City Secretary