

**MINUTES  
THE CITY OF PINEY POINT VILLAGE  
REGULAR COUNCIL MEETING  
MONDAY, SEPTEMBER 27, 2021**

**THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE MET IN A REGULAR COUNCIL MEETING ON MONDAY, SEPTEMBER 27, 2021, AT 6:30 P.M. AT ECCLESIA CHURCH, 325 PINEY POINT DR., 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:** Paul Davis, Interim City Administrator; Karen Farris, City Secretary; Annette Arriaga, Director of Planning & Development; David Olson, City Attorney; Joe Moore, City Engineer, Jose Gomez, Code Enforcement/Public Works

**DECLARATION OF QUORUM AND CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**SWEARING IN OF POLICE OFFICER:** Mayor Kobelan administered the State of Texas Certificate of Oath or Affirmation to Christopher Nash, Sergeant at the Memorial Villages Police Department.

**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.

**Opened Property Tax Rate and Annual Budget Public Hearings**

1. Public Hearing to provide an opportunity for citizens of Piney Point Village to comment regarding the proposed 2022 Annual Budget.
2. Public Hearing to provide an opportunity for citizens of Piney Point Village to comment regarding the proposed 2021 Property Tax Rate.

**Closed Public Hearings**

**City Council Agenda:**

1. Discussed and considered possible action on Ordinance No. 2021.09.27A concerning the proposed 2022 Annual Budget [A vote to adopt the budget must be a record vote.] Council Member Kollenberg moved to adopt Ordinance No.

2021.09.27A approving the 2022 Budget. Council Member Bender seconded the motion. The vote follows:

Council Member Dodds	Yes
Council Member Kollenberg	Yes
Council Member Bender	Yes
Council Member Herminghaus	Yes
Council Member Thompson	Yes

The motion passed.

2. Discussed and considered 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 Ordinance No. 2021.09.27B concerning the overall proposed 2021 Tax Rate. [A vote to ratify the property tax increase reflected in the budget.] Council Member Bender made a motion to approve the maintenance and operations component of the tax rate at .22316. Council Member Thompson seconded the motion and it passed unanimously. Council Member Bender made a motion to approve the debt service component of the tax rate at .03198. Council Member Herminghaus seconded the motion and it passed unanimously. Council Member Bender made a motion to approve Ordinance No. 2021.09.27B the overall proposed 2021 Tax Rate. Council Member Herminghaus seconded the motion and it passed unanimously.
3. Discussed and considered possible action on the Memorial Villages Police Department monthly report. Chief Schultz summarized activities of the MVPD for the month of August.
4. Discussed and considered possible action on the Village Fire Department monthly report. Commissioner Nash explained progress pictures on the fire station renovation and reported on activities and incidents of the Village Fire Department for the month of August.
5. CenterPoint Representatives and Gary O'Neal, the CenterPoint Forester, provided information to Council regarding duties, hurricanes, and trees. Council Member Herminghaus discussed the possibility of a study of the power industry regarding underground utilities and will forward information to the City Administrator to forward to Lydia Mares, the Spring Branch Service Area Manager.
6. Discussed and considered possible action regarding the Arbor Day Celebration on November 6, 2021, at Ecclesia from 10:00-12:00. There will be 20-25 trees given to Piney Point residents. Bill Bownds will provide the trees. The cost for the trees is approximately \$600. Council Member Kollenberg made a motion to authorize the City Forester to move forward with the Arbor Day Celebration. Council Member Bender Seconded the motion and it passed unanimously.
7. Discussed and considered possible action on sign replacement sample and quote. Michael Phillips, Alliance Reprographics was present with a sign sample and explained the process of creating the sign. Mr. Phillips will review the manufacturer's warranty on the board and then provide a written warranty for the

signs. There were several issues including the amount of design hours, the need to review another quote, and obtain a sample. No action was taken.

8. Discussed and considered possible action on a proposal from Public Management for program design and administrative services related to the American Rescue Plan. Michael Migaud, Project Manager from Public Management was present and provided information and answered questions. There are upcoming deadlines. An annual report to the Department of Treasury is due at the end of October. The net revenue loss caused by the pandemic will also be required. Council had questions regarding fees. This item was tabled.

Agenda Item #10 was moved.

10. Discussed and considered possible action on a request from the Stillforest HOA to issue a permit to install a 3.5-foot-tall post that will be used to hold a power meter and connect to a CenterPoint electrical connection. Council Member Dodds made a motion to approve installation of a 3.5-foot-tall post that will be used to hold a power meter and connect to a CenterPoint electrical connection assuming it otherwise meets permitting requirements. Council Member Bender seconded the motion and it passed unanimously.
9. Discussed and considered possible action on Verizon Concealed Network Node Deployment Agreement. Council Member Kollenberg moved to authorize Mayor Kobelan to execute the Verizon Concealed Network Node Deployment Agreement after confirming with staff and city attorney that the exhibits are the full exhibits. Council Member Bender seconded the motion and it passed unanimously.
11. Discussed updates on Specific Use Permits. Council Member Kollenberg and Annette Arriaga provided an update on the St. Francis SUP. The St. Francis SUP was discussed at a Planning & Zoning Public Hearing and no action was taken.
12. Discussed and considered possible action on non-residential permit fees. Tabled
13. Discussed and considered possible action regarding the Audit process. Council Member Bender and Council Member Herminghaus are the Audit Committee. No action taken.
14. Discussed and considered possible action on designating a representative and an alternate to HGAC's 2022 General Assembly. Council Member Kollenberg made a motion to designate Council Member Herminghaus as the representative and Council Member Dodds as the alternate to the HGAC's 2022 General Assembly. Council Member Thompson seconded the motion and it passed unanimously.
15. Discussed and considered possible action on Resolution No. 2021.09.27C nomination of a Harris County Appraisal District Board Member. Council Member Bender made a motion to approve Resolution No. 2021.09.27C nominating Mike Sullivan for a position on the Board of Directors of the Harris County Appraisal District. Council Member Dodds seconded the motion and it passed unanimously.

16. Discussed and considered possible action on a landscape proposal. Tabled to next month.
17. Discussed and considered possible action on the Mayor's Monthly Report. Mayor Kobelan announced that Paul Davis, the interim City Administrator submitted his resignation. His last day will be October 8<sup>th</sup>. Council thanked Paul for his efforts and everything he has done for the City of Piney Point Village.
18. Discussed and considered possible action on the City Administrator's Monthly Report, including but not limited to:
  - August 2021 Financials
19. Discussed and considered possible action on a quote for refreshing existing decomposed granite sidewalk on Wilding Lane, Dunsinane, and Quail Hollow. The City Engineer will confirm if the cost changes if the project is split up. Council Member Kollenberg made a motion to authorize the mayor to go forward with the public portions of this quote. Council Member Bender seconded the motion and it passed unanimously.
20. Discussed and considered possible action on the City Engineer's Monthly Report. The Engineer's Report for this month includes updates to the Wilding Lane Project and other various maintenance projects, and future projects.
21. Discussed and considered possible action of the Minutes for the Regular Session Meeting held on August 23, 2021. Council Member Herminghaus made a motion to approve the Minutes of the August 23, 2021 City Council Meeting. Council Member Bender seconded the motion and it passed unanimously.
22. Discussed and considered possible action on the November and December 2021 City Council Meeting dates. The November 22<sup>nd</sup> City Council Meeting is the week of Thanksgiving. The December 27<sup>th</sup> City Council Meeting is the week after the Christmas Holidays. The November 22<sup>nd</sup> City Council Meeting date was moved to November 15<sup>th</sup> and the December 27<sup>th</sup> City Council Meeting was moved to December 20<sup>th</sup>.
23. Discussed and considered possible action on any future agenda items, meeting dates, etc. Nothing was added.
24. 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 8:52 p.m.  
Council reconvened into an open session at 9:14 p.m.
25. Proposed action when Executive Session is reconvened.  
No formal action taken.

Council thanked Ecclesia for allowing the city to conduct the Public Hearings and City Council Meeting at the church once again.

26. **Adjourn**

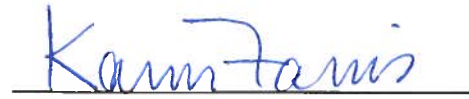
Council Member Bender made a motion to adjourn. Council Member Herminghaus seconded the motion and it passed unanimously. The meeting adjourned at 9:15 p.m.

**PASSED AND APPROVED this 25th day of October 2021.**



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Mark Kobelan  
Mayor



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Karen Farris  
City Secretary