

MINUTES OF A CITY OF PINEY POINT REGULAR COUNCIL MEETING MONDAY, AUGUST 28, 2023, 5:30 P.M. AT CITY HALL CHAMBERS, 7676 WOODWAY DRIVE, SUITE 300, HOUSTON, TEXAS.

Councilmembers Present: Mayor Mark Kobelan, Jonathan Curth, Joel Bender, Dale Dodds, Aliza Dutt.

City Representatives Present: Bobby Pennington, City Administrator; David Olson, City Attorney; Ray Schultz, Police Chief; Annette Arriaga, Director of Planning & Development; Joe Moore, City Engineer; Michelle Yi, Director of Finance.

I. Call To Order

- Mayor Kobelan declared a quorum and called the meeting to order at 5:35 p.m. with Curth, Bender, Dodds, and Dutt present.

II. Pledge Of Allegiance

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

III. Citizens Wishing to Address Council

- There were no other general comments.

IV. Workshop

1. Budget Workshop #2 for the 2024 Proposed Budget.

- The workshop is the second presentation of the filed proposed budget with the general fund balanced at \$9,090,419 and Debt Service secured at \$885,050.
- Staff recommended increasing general fund revenues to \$9,240,419 and expenditures to \$10,158,383. Tracked increases in general fund expense include capital improvement as non-recurring and carryover from the prior year at \$947,900. The increase in recurring expenses totals \$164,064. The ending fund balance (12/31/24) is projected at nearly \$3.6 million and well exceeds fund reserve standards.
- The Council provided constructive feedback in examining the details of the proposed budget. The discussion concluded at 6:20 p.m.
- No further action was taken.

V. Public Hearing

2. Public Hearing on Ordinance prohibiting short-term rentals in residential areas within the city and providing a penalty for each day of violation.

- Public Hearing opened at 6:22 p.m. to provide an opportunity for citizens of Piney Point Village to comment regarding an Ordinance prohibiting short-term rentals in residential areas within the city and providing a penalty for each day of violation.
- There were no statements from the public.
- Public Hearing closed at 6:23 p.m.

VI. New Business

3. Consideration and possible action on Ordinance 2023.08 prohibiting short-term rentals in residential areas within the city and providing a penalty for each day of violation.

- Councilmember Bender motioned to approve Ordinance 2023.08 prohibiting short-term rentals, seconded by Councilmember Dutt.

AYES: Bender, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.
- 4. Consideration and possible action on the Memorial Villages Police Department Monthly Report.**
- Ray Schultz, Police Chief, reported the activities of the police department for the month of July.
 - Discussion included e-bike safety.
 - No action was taken.
- 5. Consideration and possible action on the Village Fire Department Monthly Report.**
- Interim Chief Miller reported the activities of the VFD for the month of July.
 - Discussion included the Council's request to fill an accountant position at VFD.
 - Alternate Commissioner Dutt reported on the Selection Committee's status regarding the Fire Chief position.
 - No other action was taken.
- 6. Discuss and take possible action on the date, time, and location for the budget hearing on the fiscal year 2024 budget.**
- The Legislative notice was stated as "this budget will raise more revenue from property taxes than last year's budget by an amount of \$46,376, which is a 0.59 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$122,369."
 - Councilmember Dodds motioned to authorize the notice of a public tax hearing on September 25, 2023, at 6:00 p.m. at Ecclesia, seconded by Councilmember Bender.
AYES: Bender, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.
- 7. Discuss and take possible action as a record vote of Council on the date, time, and location for the tax hearing on the 2023 tax rate.**
- The proposed 2023 tax rate is at \$0.255140 per \$100 of taxable value, which is effectively a 0.27 percent increase in the tax rate.
 - Councilmember Bender made a motion to authorize staff to issue a notice of the proposed tax rate of \$0.255140 with the public hearing on September 25, 2023, at 6:00 p.m., at Ecclesia, seconded by Councilmember Dodds.
 - The record vote secured as follows:
 - FOR the proposal = Dale Dodds, Joel Bender, Aliza Dutt, and Jonathan Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Michael Herminghaus.
 - The motion carried.
- 8. Discuss and take possible action on Ordinance No. 2023.08.A to adopt the Restricted Prior Service Credit (RPSC) with TMRS.**
- Councilmember Bender made a motion to approve Ordinance No. 2023.08.A to adopt the Restricted Prior Service Credit (RPSC) with TMRS, seconded by Councilmember Dodds.
AYES: Bender, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.

9. Discuss and take possible action to approve Ordinance No. 2023.08.B for Credit and Debit Card Convenience Fees at three percent.

- Councilmember Dodds motioned to approve Ordinance No. 2023.08.B for Credit and Debit Card Convenience Fees as revised by the city attorney, seconded by Councilmember Bender.

AYES: Bender, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.

10. Consideration and possible action on the Mayor's Monthly Report; including Proclamation recognizing the Taste of Texas and Landscape Improvements.

- Proclamation was delivered.
- No other action was taken.

11. Consideration and possible action on the City Administrator's Monthly Report including Financial Related Items: Financial Report – July 2023, Disbursement – AAA Asphalt Paving; \$27,151.25, Disbursement – On Par; \$15,758.51, Reimbursement – 11411 Wendover TCO; \$25,000.00, Ratification - Baker Cove Change Orders; \$5,800, Specific Use Permit Projects – Updates, Holiday Event Planning, MVWA Watering Restrictions.

- Councilmember Dodds made a motion to approve (1) Disbursement of AAA Asphalt Paving at \$27,151.25, (2) Disbursement of On Par at \$15,758.51, (3) Reimbursement of 11411 Wendover TCO at \$25,000.00, (4) Ratification of Baker Cove Change Orders totaling \$5,800., seconded by Councilmember Bender.

AYES: Bender, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.

12. Consideration and possible action on the Engineer's Report.

- No other action was taken.

13. Consideration and possible action on approval of the minutes for the Regular Session Council Meeting held on July 24, 2023.

- Councilmember Dodds motioned to approve the minutes for the Regular Session Council Meeting held on July 24, 2023, seconded by Councilmember Bender.

AYES: Bender, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.

14. Consideration and possible action on any future agenda items, meeting dates, and similar matters.

- Next Council meeting September 25.
- Staff is to adjust calendar for Holiday event.

VII. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

15. The City Council 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.

- An executive session was not conducted.

16. Consideration and possible action on items discussed in Executive Session.

- There was no executive session.

VIII. ADJOURNMENT

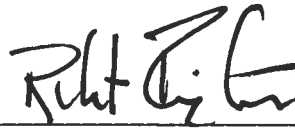
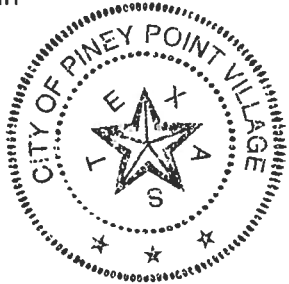
17. Adjourn.

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Dodds.
- Mayor Kobelan adjourned the meeting at 8:14 p.m.

PASSED AND APPROVED this 25th day of September 2023.



Mark Kobelan
Mayor



Robert Pennington
City Administrator / City Secretary