

**MINUTES OF A CITY OF PINEY POINT REGULAR COUNCIL MEETING ON MONDAY, SEPTEMBER 25, 2023,
AT 6:00 P.M. AT ECCLESIA CHURCH, 325 PINEY POINT ROAD, HOUSTON, TEXAS.**

Councilmembers Present: Mayor Mark Kobelan, Michael Herminghaus, Dale Dodds, Aliza Dutt, and Jonathan Curth.

City Representatives Present: Bobby Pennington, City Administrator; David Olson, City Attorney; Solace Southwick, Police Commissioner; Ray Schultz, Police Chief; Howard Miller, Interim Fire 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 6:04 p.m. with Herminghaus, Dodds, and Dutt present. Curth joins the session at 6:15 p.m. before opening the public hearings.

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.

→ V. New Business- Item #9 was moved from the original order of the posted agenda.

9. Consideration and possible action on the Memorial Villages Police Department Monthly Report.

- Chief Ray Schultz reported the activities of the police department for the month of August.
- No action was taken.

IV. Public Hearings

1. Public Hearing on an ordinance adopting the Proposed 2024 Budget.

- Public Hearing opened at 6:16 p.m. to allow citizens of Piney Point Village to comment regarding the Proposed 2024 Budget.
- There were no statements from the public.
- Public Hearing closed at 6:17 p.m.

2. Public Hearing on an ordinance adopting the 2023 Proposed Property Tax Rate.

- Public Hearing opened at 6:17 p.m. to allow citizens of Piney Point Village to comment regarding the 2023 Proposed Property Tax Rate.
- There were no statements from the public.
- Public Hearing closed at 6:18 p.m.

V. New Business (*continued*)

3. Consideration and acceptance of the Harris Central Appraisal District 2023 Certified Appraisal Roll for Piney Point Village by Ordinance.

- Councilmember Herminghaus motioned to approve the 2023 Certified Appraisal Roll Ordinance No. 2023.09, seconded by Councilmember Dodds.

AYES: Herminghaus, Dodds, Dutt, and Curth.

NAYS: None.

- The motion carried.
- 4. Consideration and possible action on an ordinance adopting the 2024 Budget for the City of Piney Point Village.**
- City Administrator Pennington proposed changing the 2024 Capital Improvement projects to be allocated to a single line item.
 - Councilmember Dodds motioned to approve Ordinance 2023.09.A, adopting the 2024 Budget with the proposed change in capital allocation for the City of Piney Point Village, seconded by Councilmember Herminghaus.
 - The official record vote secured as follows:
 - FOR the proposal = Herminghaus, Dodds, Dutt, and Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Bender.
 - The motion carried.
- 5. Consideration and ratification that requires raising more revenue from property taxes than in the previous year, requiring a separate vote of the governing body to ratify the property tax increase reflected in the City of Piney Point Village 2024 Budget.**
- Councilmember Herminghaus motioned to approve Ordinance 2023.09.B to ratify the property tax revenue reflected, seconded by Councilmember Dutt.
 - The official record vote secured as follows:
 - FOR the proposal = Herminghaus, Dodds, Dutt, and Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Bender.
 - The motion carried.
- 6. Consideration and possible action setting the Debt Service Tax Rate of \$0.028633 per \$100 of assessed valuation of all taxable property within the city's corporate limits for Tax Year 2023.**
- Councilmember Herminghaus motioned as legally required. The motion set a Debt Service Tax Rate of \$0.028633 per \$100 of assessed valuation for all taxable properties within the City's corporate limits for Tax Year 2023, seconded by Councilmember Dodds.
 - The official record vote secured as follows:
 - FOR the proposal = Herminghaus, Dodds, Dutt, and Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Bender.
 - The motion carried.
- 7. Consideration and possible action setting the Maintenance and Operations Tax Rate of \$0.226507 per \$100 of assessed valuation of all taxable property within the city's corporate limits for Tax Year 2023.**
- Councilmember Curth motioned as legally required. The motion set a maintenance and operations tax rate of \$0.226507 per \$100 of assessed valuation for all taxable properties within the City's corporate limits for Tax Year 2023, seconded by Councilmember Herminghaus.
 - The official record vote secured as follows:

- FOR the proposal = Herminghaus, Dodds, Dutt, and Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Bender.
 - The motion carried.
- 8. 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 concerning the combined 2023 Tax Rate.**
- Councilmember Dodd motioned as legally required. The motion set the component rates for a combined Tax Rate of \$0.255140 per \$100 of assessed valuation for Tax Year 2023 and established Ordinance 2023.09.C, seconded by Councilmember Herminghaus.
 - The official record vote secured as follows:
 - FOR the proposal = Herminghaus, Dodds, Dutt, and Curth.
 - AGAINST the proposal = None.
 - PRESENT and not voting = Mark Kobelan.
 - ABSENT = Bender.
 - The motion carried.
- 9. *** Item #9 has been moved forward from its original position on the posted agenda. *****
- 10. Consideration and possible action on the Village Fire Department Monthly Report.**
- Interim Chief Miller reported the activities of the fire department for August.
 - No action was taken.
- 11. Consideration and possible action on a contract renewal of Solid Waste Collection and Disposal Services.**
- Councilmember Dodds motioned to renew the agreement for Solid Waste Collection and Disposal Services with Waste Corporation of Texas, L.P., a GFL Company. Councilmember Dutt seconded the motion.
 - AYES: Herminghaus, Dodds, Dutt, and Curth.
 - NAYS: None.
 - The motion carried.
- 12. Consideration and possible action on the Mayor's Monthly Report.**
- Discussion with no further action.
- 13. Consideration and possible action on the City Administrator's Monthly Report including Financial Related Items, updates on Specific Use Permit Projects, Holiday Event Planning, and Maintenance Contract Renewal.**
- Councilmember Herminghaus motioned to approve (1) Disbursement of Bright Landscape Designs at \$17,698.35; (2) Disbursement of AR Turnkey Construction Co. at \$1,280,397.05; (3) Reimbursement of 583 Magnolia Circle TCO at \$25,000.00; (4) Disbursement of Uretek USA, Inc. at \$39,020.91; (5) Seek proposals for maintenance contract of landscape Grounds. Councilmember Dodds seconded the motion.
 - AYES: Herminghaus, Dodds, Dutt, and Curth.
 - NAYS: None.

- The motion carried.
14. **Consideration and possible action on designating a representative as the General Assembly and an alternate authorized to serve as the voting representative of HGAC's 2024 General Assembly.**
- Councilmember Dodds motioned to designate Curth as the HGAC representative in the General Assembly and Dutt as the alternate. Councilmember Herminghaus seconded the motion.
AYES: Herminghaus, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.
15. **Consideration and possible action on quotes received for tree plantings for public right-of-way landscape areas.**
- Councilmember Dodds motioned to authorize the mayor to purchase 100 additional trees up to \$25,000, seconded by Councilmember Herminghaus.
AYES: Herminghaus, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.
16. **Consideration and possible action on the Green Oaks Drive drainage system on the south side of Green Oaks Drive.**
- Councilmember Herminghaus motioned to authorize the city engineer to review plans for two 12-inch drainage pipes at 11527 Green Oaks, seconded by Councilmember Dodds.
AYES: Herminghaus, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.
17. **Consideration and possible action on quotes received to mechanically remove roots from the inside of the storm sewer pipe on South Country Squire or perform storm sewer point repairs to remove roots and repair infiltration points on the storm sewer pipe on South Country Squire.**
- Councilmember Dodds motioned to accept and approve the On-Par Civil Service quote of \$21,850 to perform South Country Squire storm sewer point repairs, seconded by Councilmember Herminghaus.
AYES: Herminghaus, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.
18. **Consideration and possible action on the Engineer's Report.**
- Discussion with no further action.
19. **Consideration and possible action on approval of the minutes for the Regular Session Council Meeting held on August 28, 2023.**
- Councilmember Dodds motioned to approve the minutes for the Regular Session Council Meeting held on August 28, 2023, seconded by Councilmember Dutt.
AYES: Herminghaus, Dodds, Dutt, and Curth.
NAYS: None.
 - The motion carried.

20. **Consideration and possible action on future agenda items, meeting dates, and similar matters.**
- The next regular Council meeting is October 23, 2023.

VI. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE

21. **The City Council will now hold a 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, and Section 551.072- Real Estate Property.**
- The council convened into executive session at 7:44 p.m.
 - The council reconvened into the regular public meeting at 8:19 p.m.
22. **Consideration and possible action on items discussed in the Executive Session.**
- No additional action was taken following the executive session.

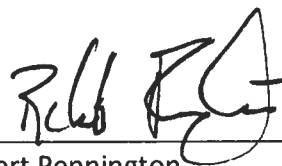
VII. ADJOURNMENT

23. **Adjourn.**
- Councilmember Herminghaus motioned for adjournment and Mayor Kobelan adjourned the meeting at 8:19 p.m.

PASSED AND APPROVED this 23rd day of October 2023.



Mark Kobelan
Mayor



Robert Pennington
City Administrator / City Secretary