NOTICE OF REGULAR
CONROE CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS – 300 WEST DAVIS ST.

CONVENES: WEDNESDAY, DECEMBER 9, 2020 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, DECEMBER 10, 2020 – 9:30 A.M. - ADJOURN

EXECUTIVE SESSION At any time during the ACTION AGENDA the City Council may announce it will go into closed session pursuant to Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this agenda. Prior to any such closed session the Mayor, in open session, will identify the agenda item to be discussed and the section or sections of Chapter 551 under which the closed discussion is authorized.

CALL TO ORDER
CALL OF ROLL

CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES
Citizen inquiries are limited to 3 minutes per person. Preference is given to speakers addressing agenda items. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

WORK SESSION

A.	Presentation of the David Memorial Extension Project by City of Shenandoah Mayor Ritch Wheeler.	**P. Virgadamo**
B.	Discuss City Council Rules of Procedure for the 2020 term.	**M. Winberry**
C.	Discuss the 2019 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD.	**N. Mikeska**
D.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and MUD 166.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
E.	Discuss a Resolution consenting to the annexation of 11.937 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 138.	**N. Mikeska**

F.	**Recess Open Meeting in order to conduct the 2nd of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and MUD 152.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
G.	Discuss a Resolution granting a petition for inclusion of the territory of Montgomery County Municipal Utility District No. 152 into the extraterritorial jurisdiction (ETJ) of the City of Conroe.	**N. Mikeska**
H.	Discuss a Strategic Partnership Agreement between the City of Conroe and MUD 152.	**N. Mikeska**
I.	CIP Update.	**T. Woolley**
J.	Discuss improvements for the Veterans Memorial Park.	**T. Woolley**
K.	Discuss possible annexation of proposed Buckshot Landing Cottages located at 33503 Buckshot Lane, Magnolia, Texas.	**T. Woolley**
L.	Discuss a variance request from American Furniture Warehouse (AFW) to allow a larger sign along IH-45 than allowed by City Ordinance 90.8.	**T. Woolley**
M.	Discuss the design proposal for the Sidewalk Improvement Projects.	**T. Woolley**
N.	Discuss the proposal for the design of the Waterline Rehab - Rivershire and Gladstell Area Project.	**T. Woolley**
O.	Discuss State Highway 105 Access Management Project from IH-45 to FM 2854.	**T. Woolley**
P.	Discuss temporary variance request for Dockside Marine expansion without fire	**T. Woolley**

	hydrant or water tank.	
Q.	Discuss Walden Road tract to be annexed into Stanley Lake MUD 138.	**T. Woolley**
R.	Discuss bids for the Lift Station Consolidation – McDade Estates.	**T. Woolley**
S.	Discuss bids for the Lift Station Consolidation – West Summerlin and Gun Range Project.	**T. Woolley**
T.	Discuss FM 830 Sewer Line Extension Bids.	**T. Woolley**
U.	Discuss a request to release two drainage easements in the QT 7948 Subdivision; dedicated by the Pine Hollow Subdivision plat in 1978.	**T. Woolley**
V.	Discuss a request for a partial release of an existing Sanitary Sewer Easement located within the proposed 3083 Landing Section 1 Subdivision right-of-way.	**T. Woolley**
W.	**Recess Open Meeting in order to conduct a Public Hearing regarding a request for the partial release of a sanitary sewer easement located within the proposed 3083 Landing Section 1 Subdivision right-of-way.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
X.	Discuss appointment of Planning Commission member to replace Councilman Curt Maddux.	**T. Woolley**
Y.	Discuss appointments of Advisory Committee Board Members on Development.	**T. Woolley**
Z.	Discuss appointment of Representative and Alternate to the General Assembly of The Houston-Galveston Area Council for the year 2021.	**T. Woolley**

AA.	Presentation of the final pricing results of the Certificates of Obligation, Series 2020B, Series 2020C, and 2020 Limited Tax Refunding Bonds.	**S. Williams**
BB.	Discuss engagement of Standard & Poor's to obtain ratings of the 2021 Hotel Revenue Bonds.	**S. Williams**
CC.	Discuss Resolution authorizing Publication of Notice of Intention to Issue City of Conroe, Texas Certificates of Obligation, Series 2021A, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto.	**S. Williams**
DD.	Discuss agreements with Omnia Partners, Department of Information Resources (DIR) and the Local Government Purchasing Cooperative (BuyBoard) for a Cooperative Purchasing Membership.	**S. Williams**
EE.	Discuss Bid Award for Police Department Chevrolet Tahoe Police Pursuit Vehicles.	**S. Williams**
FF.	Discuss Bid Award for light and heavy vehicles for various departments in the City of Conroe to various vendors based on low bids or 5% local vendor preference awards.	**S. Williams**
GG.	Discuss annual payment to Montgomery County Hospital District for 51% share of Six Radio Tower Leases.	**S. Williams**
HH.	Discuss a Resolution appointing and re-appointing a total of (4) CIDC Board Members and	**M. Winberry**

	filling (1) vacant position.	
II.	Discuss Utility Service Agreement with in-City MUD 147.	**M. Winberry**
JJ.	Discuss an Ordinance denying Entergy request to increase Distribution Cost Recovery Factor (DCRF) and taking other actions including setting just and reasonable rates to be charged within the corporate limits of the City of Conroe, Texas.	**M. Winberry**
KK.	**Recess Open Meeting in order to conduct Closed Executive Session for consultation with attorney to receive legal advice concerning the following threatened, contemplated or pending claims and litigation, and to deliberate other matters as authorized by Texas Government Code Chapter 551, Sections 551.071, 551.072, and 551.074:** **• Internal Auditor Annual Review (551.074)** **• SJRA GRP Contract Litigation (Sec. 551.071)** **• QUADVEST, LP, et al vs. SJRA vs CITY OF CONROE, ET AL (Sec. 551.071)** **• Deliberation concerning the purchase, exchange, lease or value of real property (Sec. 551.072)** **Reconvene Open Meeting**	

Briefing – The Council will be briefed on and may discuss any item on the Action Agenda.

Council Members Inquiry Time – Pursuant to Tex. Gov. Code Sec. 551.042 the Mayor or Council Members may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

RECESS

RECONVENE

THURSDAY, DECEMBER 10, 2020 – 9:30 A.M.

CALL TO ORDER
CALL OF ROLL
INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES

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ACTION AGENDA

1.	**Workshop**	Consider adoption of City Council Rules of Procedures for the 2020 term.	**M. Winberry**
2.		**Recess Open Meeting in order to conduct the 2nd of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and MUD 166.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
3.	**Workshop**	Consider approval of Strategic Partnership Agreement between the City of Conroe and Municipal Utility District 166.	**N. Mikeska**
4.	**Workshop**	Consider a Resolution consenting to the annexation of 11.937 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 138.	**N. Mikeska**
5.	**Workshop**	Consider a Resolution granting a petition for inclusion of the territory of Montgomery County Municipal Utility District 152 into the extraterritorial jurisdiction (ETJ) of the City of Conroe, Texas.	**N. Mikeska**
6.	**Workshop**	Consider a Strategic Partnership Agreement between the City of Conroe and MUD 152.	**N. Mikeska**
7.	**Workshop**	Consider Veterans Memorial Park improvements.	**T. Woolley**
8.	**Workshop**	Consider a variance request from American Furniture Warehouse (AFW) to allow a larger sign along IH-45 than allowed by City Ordinance 90.8.	**T. Woolley**
9.	**Workshop**	Consider the design proposal for the Sidewalk Improvement Projects.	**T. Woolley**
10.	**Workshop**	Consider the proposal for the design of the Waterline Rehab - Rivershire and Gladstell Area Project.	**T. Woolley**
11.	**Workshop**	Consider State Highway 105 Access Management Project from IH-45 to FM 2854.	**T. Woolley**
12.	**Workshop**	Consider temporary variance request for Dockside Marine expansion without fire hydrant or water tank.	**T. Woolley**
13.	**Workshop**	Consider Walden Road tract to be annexed into Stanley Lake MUD 138.	**T. Woolley**
14.	**Workshop**	Consider bids for the Lift Station Consolidation – McDade Estates.	**T. Woolley**
15.	**Workshop**	Consider bids for the Lift Station Consolidation – West Summerlin and Gun Range Project.	**T. Woolley**
16.	**Workshop**	Consider FM 830 Sewer Line Extension Bids.	**T. Woolley**
17.		Consider approval of hiring and funding three (3) additional Battalion Chiefs to begin 1/1/2021 and purchase the necessary equipment to support them.	**K. Kreger**
18.		Consider approval of annual Purchase Order to Delta Industrial for the post fire decontamination of bunker gear.	**K. Kreger**
19.		Consider a Resolution authorizing Publication of Notice of Intention to Issue City of	**S. Williams**

Conroe, Texas Certificates of Obligation, Series 2021A, for the design, acquisition, construction and improvement of certain public works, and authorizing certain other matters relating thereto.

20. October 2020 Monthly Financial Summary Report. **S. Williams**

21. **Workshop** Consider a Resolution appointing and re-appointing a total of (4) CIDC Board Members and filling (1) vacant position. **M. Winberry**

22. **Workshop** Consider Utility Service Agreement with in-City MUD 147. **M. Winberry**

23. **Workshop** Consider an Ordinance denying Entergy request to increase Distribution Cost Recovery Factor (DCRF) and taking other actions including setting just and reasonable rates to be charged within the corporate limits of the City of Conroe, Texas.

CONSENT AGENDA

24. **Workshop** Consider the 2019 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD. **N. Mikeska**

25 Consider a Resolution amending Resolution No. 4366-17 consenting to the creation of Montgomery County Utility District No. 152 to extend the deadline for approval of a Strategic Partnership Agreement with the City of Conroe until June 30, 2021. **N. Mikeska**

26 **Workshop** Consider a Resolution amending the consent to the creation of Montgomery County Municipal Utility District 152, to clarify the application of City of Conroe subdivision regulations to district development ion the ETJ of the City of Conroe. **N. Mikeska**

27. **Workshop** Discuss a request to release two drainage easements in the QT 7948 Subdivision; dedicated by the Pine Hollow Subdivision plat in 1978. **T. Woolley**

28. **Workshop** Consider a request for a partial release of an existing Sanitary Sewer Easement located within the proposed 3083 Landing Section 1 Subdivision right-of-way. **T. Woolley**

29. **Workshop** Consider appointment of Planning Commission member to replace Councilman Curt Maddux. **T. Woolley**

30. **Workshop** Consider appointments of Advisory Committee Board Members on Development. **T. Woolley**

31. **Workshop** Considers appointment of Representative and Alternate to the General Assembly of The Houston-Galveston Area Council for the year 2021. **T. Woolley**

32. Appointment of Civil Service Commissioner. **A. Houser**

33. **Workshop** Consider engagement of Standard & Poor's to obtain ratings of the 2021 Hotel Revenue Bonds. **S. Williams**

34. Amend MUD 126 (Watercrest Subdivision) Contract effective date. **S. Williams**

35. **Workshop** Consider agreements with Omnia Partners, Department of Information Resources (DIR) and the Local Government Purchasing Cooperative (BuyBoard) for a Cooperative Purchasing Membership. **S. Williams**

36. **Workshop** Consider Bid Award for Police Department Chevrolet Tahoe Police Pursuit Vehicles. **S. Williams**

37. **Workshop** Consider Bid Award for light and heavy vehicles for various departments in the City of Conroe to various vendors based on low bids or 5% local vendor preference awards. **S. Williams**

38. **Workshop** Consider annual payment to Montgomery County Hospital District for 51% share of Six Radio Tower Leases. **S. Williams**

39. Consider a Resolution consenting to exercise of eminent domain by Montgomery County MUD 132 to acquire easement outside of District boundaries. **M. Winberry**

40.	Commission and Board Meeting absences.	**T. Woolley**
41.	Council Meeting Minutes held October 22, 2020.	**S. Gorjón**
42.	Payment of statements.	**S. Williams**

Adjourn

I certify that the above notice of meeting was posted on the bulletin board in City Hall, 300 West Davis, and in other places accessible to the public on the 4th day of December, 2020.

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Soco M. Gorjón, City Secretary

Agenda Items: Council may vote and/or act upon each of the items listed in this agenda in an order considered to be convenient to the public and Council. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency.

It is the policy of the City of Conroe to afford disabled persons maximum access to all public meetings. The City of Conroe will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.