NOTICE OF REGULAR AND JOINT SPECIAL MEETING OF CONROE CITY COUNCIL, THE CONROE LOCAL GOVERNMENT CORPORATION, AND CIDC CITY HALL COUNCIL CHAMBERS – 300 WEST DAVIS ST.

CONVENES: WEDNESDAY, JANUARY 27, 2021 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, JANUARY 28, 2021– 9:30 A.M. - ADJOURN

EXECUTIVE SESSION At any time during the WORK SESSION or 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
INVOCATION/PLEDGE

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.	Discuss bid award for replacement of the gymnasium roof at the C.K. Ray Recreation Center.	**M. Riggens**
B.	Discuss a Resolution authorizing the submission of a grant application for an Interoperable Emergency Communication Gap Improvement Grant.	**J. Christy**
C.	Discuss a new Administrative Support Specialist I Position for the police training facility.	**J. Christy**
D.	Discuss contract agreement with Flock Safety for license plate reader system.	**J. Christy**
E.	Discuss a Strategic Partnership Agreement with Municipal Utility District 140.	**N. Mikeska**
F.	Ameresco Energy Audit Project Update.	**N. Mikeska**
G.	Discuss a Resolution altering the boundaries of the Old Town Marketplace District established under the Downtown Conroe Development Plan.	**F. Robinson**
H.	Discuss restoration of historic structure known as the East Texas Dream Center by Overland Property Group.	**F. Robinson**
I.	Discuss awarding Sewer Rehab Project at multiple locations to Vortex Services, LLC.	**N. McGuire**
J.	**Convene a joint Special Meeting of the City Council of Conroe, Texas, the Conroe Industrial Development Corporation (CIDC), and the Conroe Local Government Corporation.**	**Mayor Czajkoski**

JOINT MEETING AGENDA

1. **Discuss Broaddus & Associates' Plan and budget review of the Conroe Hotel and Convention Center Project.** — **S. Williams**
2. **Receive the Draft Initial Guaranteed Maximum Price from DPR Construction for the Conroe Hotel and Convention Center Project.**
3. **Consider Resolutions authorizing certain financing and project documents for the Conroe Hotel and Convention Center Project.**

RECESS CLGC and CIDC MEETING, RESUME CITY COUNCIL MEETING

K.	FY 2021-1st Quarter Revenue Update.	**S. Williams**

L. OPEB Trust (Retiree Insurance) FY 20-21 1st Quarter Investment Report. **S. Williams**

M. **Recess Open Meeting in order to conduct a 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:** **Mayor Czajkoski**

- **SJRA GRP Contract Litigation (Sec. 551.071)**
- **QUADVEST, LP, et al vs. SJRA vs CITY OF CONROE, ET AL (Sec. 551.071)**
- **Legal advice concerning contract provisions related to Hotel Conference Center Project (Sec 551.071)**
- **Deliberation concerning the purchase, exchange, lease or value of real property (Sec. 551.072)**
- **Personnel deliberation concerning City Attorney (Sec. 551.074)**

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

ACTION AGENDA

1.	**Workshop**	**Convene a joint Special Meeting of the City Council of Conroe, Texas, the Conroe Local Government Corporation (CLGC) and the Conroe Industrial Development Corporation (CIDC).**	**Mayor Czajkoski**
		JOINT MEETING AGENDA	**S. Williams**
		1. Consider Broaddus & Associates' Plan and budget review of the Conroe Hotel and Convention Center Project.	
		2. Consider the Draft Initial Guaranteed Maximum Price from DPR Construction for the Conroe Hotel and Convention Center Project.	
		3. Consideration and approval of a City of Conroe Resolution authorizing certain financing and project documentation for the Conroe Hotel and Convention Center Project.	
		4. Consideration and approval of a Conroe Local Government Corporation Resolution authorizing certain financing and project documentation for the Conroe Hotel and Convention Center Project.	
		5. Consideration and approval of a Conroe Industrial Development Corporation Resolution authorizing certain financing and project documentation for the Conroe Hotel and Convention Center Project.	
		ADJOURN CLGC and CIDC MEETING, RESUME CITY COUNCIL MEETING	
2.	**Workshop**	Consider a Strategic Partnership Agreement with Municipal Utility District 140.	**N. Mikeska**
3.	**Workshop**	Consider a Resolution authorizing certain financing and project documents for the Conroe Hotel and Convention Center Project.	**S. Williams**
4.		First amendment to the City's Operating Budget for FY 20-21.	**S. Williams**
5.		December 2020 Monthly Financial Summary Report.	**S. Williams**

CONSENT AGENDA

6.	**Workshop**	Consider bid award for replacement of the gymnasium roof at the C.K. Ray Recreation Center.	**M. Riggens**
7.	**Workshop**	Consider a Resolution authorizing the submission of a grant application for an Interoperable Emergency Communication Gap Improvement Grant.	**J. Christy**
8.	**Workshop**	Consider a new Administrative Support Specialist I Position for the police training facility.	**J. Christy**
9.	**Workshop**	Consider contract agreement with Flock Safety for license plate reader system.	**J. Christy**
10.	**Workshop**	Consider a Resolution altering the boundaries of the Old Town Marketplace District established under the Downtown Conroe Development Plan.	**F. Robinson**
11.	**Workshop**	Consider support for restoration of a historic structure known as the East Texas Dream Center by Overland Property Group.	**F. Robinson**
12.	**Workshop**	Consider awarding Sewer Rehab Project at multiple locations to Vortex Services, LLC.	**N. McGuire**
13.		Consider Resolution appointing the City of Conroe, Texas representative to serve on the Administrative Board of the Montgomery County Public Health District.	**M. Winberry**
14.		Consider an Ordinance delegating to the Mayor Pro Tem the authority to execute certain contracts and documents related to the purchase or sale of property by the City of Conroe.	**M. Winberry**

15. Payment of statements. **S. Williams**

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.

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 22nd day of January 2021.

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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.