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

CONVENES: WEDNESDAY, FEBRUARY 10, 2021 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, FEBRUARY 11, 2021– 6:00 P.M. – ADJOURN

VIDEOCONFERENCE PARTICIPATION ALLOWED: It is intended that a quorum of the City Council be physically present in the City Council Chambers at all times during the meeting. If a quorum of the Council is physically present then, any other member of the Council, officer or employee of the City may participate in the meeting from a remote location by means of a video conference call if the video and audio feed of the remote participant is broadcast live at the meeting and complies with the provisions of Texas Gov. Code Section 551.127.

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

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 on a new music festival to start in 2022.	**S. Overby**
B.	Discuss expanding the focus area for the Emergency Assistance Special Economic Development CDB-CV Grant Program, Small Business Working Capital Job Loss Prevention Program, (Small Business Initiative) to eligible businesses inside Loop 336, on a first come first served basis.	**N. Mikeska**
C.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings regarding Strategic Partnership Agreements between the City of Conroe and Municipal Utility Districts No. 150, No. 151, and No. 164.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
D.	Discuss approving a Resolution supporting Special Legislation relating to the City of Conroe Municipal Management District No. 2, to allow for compensation and reimbursement of expenses of the directors of the District, and authorizing the Mayor to sign letters of support.	**N. Mikeska**
E.	Discuss approving a Resolution supporting Special Legislation relating to the City of Conroe Municipal Management District No. 3.	**N. Mikeska**
F.	Discuss approving a Resolution supporting the legislative creation of Municipal Utility District No. 202, to be an in-City MUD, located near the Conroe North Houston Regional Airport.	**N. Mikeska**
G.	Discuss approving a Resolution consenting to the annexation of 2.35 acres of land, more or less, and 1.24 acres of land, more or less, into the boundaries of the Municipal Utility District No. 95.	**N. Mikeska**
H.	Discuss approving a Resolution consenting to the annexation of 54.115 acres of land, more or less, (Forester Tract), into the boundaries of the Municipal Utility District No. 178.	**N. Mikeska**
I.	Discuss approving a Resolution consenting to the annexation of 54.835 acres of land, more or less, (Parkside Tract), into the boundaries of the Municipal Utility District No. 178.	**N. Mikeska**
J.	CIP Update.	**T. Woolley**
K.	Discuss a proposed Ordinance changing the street name of “South River Circle” to “South River Road”, in Lake Conroe Forest, Section 2.	**T. Woolley**

L. **Recess Open Meeting in order to conduct a Public Hearing for a proposed Ordinance changing the street name of "South River Circle" to "South River Road", in Lake Conroe Forest, Section 2.** — **Mayor Czajkoski**

- **Conduct hearing and receive comments**
- **Reconvene Open Meeting**

M. Discuss a Change Order for Longmire Road Widening Project. — **T. Woolley**

N. Discuss a Change Order for Crighton Ridge Drainage Project. — **T. Woolley**

O. Discuss awarding professional services contract to HTS, Inc. Consultants for Berm Improvements at the Wastewater Treatment Plant. — **N. McGuire**

P. Discuss petition from Police Officers' Association to recognize the association as exclusive bargaining agent for all police officers as pertains to Meet and Confer. — **J. Christy**

Q. End of Employment Audit Report. — **S. Mattson**

R. Internal Audit Update. — **S. Mattson**

S. **Convene a joint Special Meeting of the City Council of Conroe, Texas and the Conroe Local Government Corporation.** — **Mayor Czajkoski**

JOINT MEETING AGENDA

1. **Consideration of a Resolution approving procedures to authorize Hotel Revenue Bonds, including the preparation of financing documents; Approving preliminary official statement for such bonds; Approving and confirming the Engagement of Professionals in connection with the foregoing; and making other provisions regarding such bonds, and approving other matters incident thereto.** — **S. Williams**

RECESS JOINT CLGC MEETING, RESUME CITY COUNCIL MEETING

T. Discuss an Ordinance providing for the issuance of City of Conroe, Texas, Certificates of Obligation, Series 2021A; Levying a Tax and Pledging Limited and Subordinate Lien of Surplus Water and Sewer System Net Revenues in payment thereof; Providing for the award of sale thereof in accordance with specified parameters; Approving an Official Statement; Approving execution of a purchase contract; and Enacting other provisions relating thereto. — **S. Williams**

U. Discuss a Resolution approving Bond Counsel Engagement Agreement. — **S. Williams**

V. FY 20-21 1st Quarter Investment Report. — **S. Williams**

W. Discuss Resolution establishing City of Conroe legislative program and priorities for the 87th Texas Legislature. — **M. Winberry**

X. Discuss a Resolution expressing support for a proposed senior living affordable housing project to be located at 301 S. 1st Street and providing for related matters. — **M. Winberry**

Y. **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 and 551.072 relating to:** — **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)**

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, FEBRUARY 11, 2021 – 6:00 P.M.

VIDEOCONFERENCE PARTICIPATION ALLOWED: It is intended that a quorum of the City Council be physically present in the City Council Chambers at all times during the meeting. If a quorum of the Council is physically present then, any other member of the Council, officer or employee of the City may participate in the meeting from a remote location by means of a video conference call if the video and audio feed of the remote participant is broadcast live at the meeting and complies with the provisions of Texas Gov. Code Section 551.127.

CALL TO ORDER
CALL OF ROLL
INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

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.

ACTION AGENDA

1.		**Recess Open Meeting in order to conduct the 2nd of two Public Hearings regarding Strategic Partnership Agreements between the City of Conroe and Municipal Utility Districts No. 150, No. 151, and No. 164.** •**Conduct hearing and receive comments** •**Reconvene Open Meeting**	**N. Mikeska**
2.	**Workshop**	Consider approving a Resolution supporting Special Legislation relating to the City of Conroe Municipal Management District No. 2, to allow for compensation and reimbursement of expenses of the directors of the District, and authorizing the Mayor to sign letters of support.	**N. Mikeska**
3.	**Workshop**	Consider approving a Resolution supporting the Special Legislation relating to the City of Conroe Municipal Management District No. 3.	**N. Mikeska**
4.	**Workshop**	Consider approving a Resolution supporting the legislative creation of Municipal Utility District No. 202, to be an in-City MUD, located near the Conroe North Houston Regional Airport.	**N. Mikeska**
5.	**Workshop**	Consider approving a Resolution consenting to the annexation of 2.35 acres of land, more or less, into the boundaries of the Municipal Utility District No. 95.	**N. Mikeska**
6.	**Workshop**	Consider approving a Resolution consenting to the annexation of 1.24 acres of land, more or less, into the boundaries of the Municipal Utility District No. 95.	**N. Mikeska**
7.	**Workshop**	Consider approving a Resolution consenting to the annexation of 54.115 acres of land, more or less, (Forester Tract), into the boundaries of the Municipal Utility District No. 178.	**N. Mikeska**
8.	**Workshop**	Consider approving a Resolution consenting to the annexation of 54.835 acres of land, more or less, (Parkside Tract), into the boundaries of the Municipal Utility District No. 178.	**N. Mikeska**
9.	**Public Hearing**	Consider approval of a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District 150.	**N. Mikeska**
10.	**Public Hearing**	Consider approval of a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District 151.	**N. Mikeska**
11.	**Public Hearing**	Consider approval of a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District 164.	**N. Mikeska**

12. **Workshop** Consider a proposed Ordinance changing the street name of "South River Circle" to "South River Road", in Lake Conroe Forest, Section 2. **T. Woolley**

13. **Workshop** Consider approval of a Change Order for Longmire Road Widening Project. **T. Woolley**

14. **Workshop** **Convene a joint Special Meeting of the City Council of Conroe, Texas and the Conroe Local Government Corporation.** **Mayor Czajkoski**

JOINT MEETING AGENDA

1. **Consider a Resolution of the Conroe Local Government Corporation appointing the Officers of the Corporation.** **S. Williams**

2. **Consider approval of a Resolution approving procedures to authorize Hotel Revenue Bonds, including the preparation of financing documents; Approving preliminary official statement for such bonds; Approving and confirming the Engagement of Professionals in connection with the foregoing; and making other provisions regarding such bonds, and approving other matters incident thereto.**

RECESS JOINT MEETING, RESUME CITY COUNCIL MEETING

15. **Workshop** Consider an Ordinance providing for the issuance of City of Conroe, Texas, Certificates of Obligation, Series 2021A; Levying a Tax and Pledging Limited and Subordinate Lien of Surplus Water and Sewer System Net Revenues in payment thereof; Providing for the award of sale thereof in accordance with specified parameters; Approving an Official Statement; Approving execution of a purchase contract; and Enacting other provisions relating thereto. **S. Williams**

16. **Workshop** Consider a Resolution approving Bond Counsel Engagement Agreement. **S. Williams**

17. Consider Financial Management Policy Review including Purchasing Policy, Revenue Handling Manual, Investment Policy, Arbitrage Policy, and Post-Issuance Debt Policy. **S. Williams**

18. First Amendment to the City's Capital Improvement Program Budget for FY 20-21. **S. Williams**

19. Payment #2 to Conroe MMD #1 per Economic Development Agreement. **S. Williams**

20. Approve payments to Aqua Texas per MUD 126 Agreement. **S. Williams**

21. **Workshop** Consider Resolution establishing City of Conroe legislative program and priorities for the 87th Texas Legislature. **M. Winberry**

22. **Workshop** Consider a Resolution expressing support for a proposed senior living affordable housing project to be located at 301 S. 1st Street and providing for related matters. **M. Winberry**

23. Consider Interlocal Agreement with Montgomery County, related to the assignment of the reversionary interest in property previously conveyed by the City of Conroe to Compassion United, Inc. **M. Winberry**

CONSENT AGENDA

24. Consider request from Conroe BTS, LLC for assignment of existing tax abatement and incentive agreements to Conroe Owner, LLC. **D. Scheiner**

25. **Workshop** Consider expanding the focus area for the Emergency Assistance Special Economic Development CDB-CV Grant Program, Small Business Working Capital Job Loss Prevention Program, (Small Business Initiative) to eligible businesses inside Loop 336, on a first come first served basis. **N. Mikeska**

26. **Workshop** Consider a Change Order for Crighton Ridge Drainage Project. **T. Woolley**

27. Notification of Lot Consolidation approvals. **T. Woolley**

28. **Workshop** Consider awarding professional services contract to HTS, Inc. Consultants for Berm Improvements at the Wastewater Treatment Plant. **N. McGuire**

29.	**Workshop**	Consider petition from Police Officers' Association to recognize the association as exclusive bargaining agent for all police officers as pertains to Meet and Confer.	**J. Christy**
30.	**Workshop**	Consider End of Employment Audit Report.	**S. Mattson**
31.	**Workshop**	Consider Internal Audit Update.	**S. Mattson**
32.		Commission and Board Meeting absences.	**T. Woolley**
33.		Council Meeting Minutes of December 9 & 10, 2020 and January 13 & 14, 2021.	**S. Gorjón**
34.		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 5th day of February 2021.

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.