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

CONVENES: WEDNESDAY, APRIL 21, 2021 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, APRIL 22, 2021 – 9:30 A.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.	Discuss a Resolution supporting the legislative creation of Municipal Utility District No. 210, to be an out-of-City MUD, located in Conroe's far western ETJ, near Montgomery off FM 1097.	**N. Mikeska**
B.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings regarding the annexation of Grace Landing.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Czajkoski**
C.	Discuss Conroe Woodlands Urbanized Area Mobility Committee Appointee.	**T. Woolley**
D.	Discuss bids for the Street Rehab – Sherman and Wiggins Village Project.	**T. Woolley**
E.	Discuss an Ordinance to amend Section 94-255, authorizing infill unit developments throughout Downtown Conroe.	**T. Woolley**
F.	Discuss Transit Consulting Services Purchase Order.	**T. Woolley**
G.	Discuss payment for MUD 138/Pine Lake Cove water.	**T. Woolley**
H.	Discuss amending the provisions of Article IV, Chapter 18, Code of Ordinances, relating to the regulations of Mobile Food Units; establishing Mobile Food Courts.	**T. Woolley**
I.	Discuss the purchase off LED lighting for high mast lights from Trastar, Inc.	**N. McGuire**
J.	FY 20-21 2nd Quarter Revenue Update.	**S. Williams**
K.	Discuss approval of a lease of groundwater rights in Conroe Park North for privately owned industrial well.	**M. Winberry**

L. Discuss First Amendment to Ground Lease with F.B. Jackson Enterprises, LLC for The Table at Madeley Food Court Project. **M. Winberry**

M. **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, 551.074, and 551.087 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)**
- **Project Hydrate – Economic development deliberations (Sec. 551.087)**
- **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)**
- **Municipal Court Judge (Sec. 551.074)**
- **City Administration Performance Evaluation (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

RECONVENE

THURSDAY, APRIL 22, 2021 – 9:30 A.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.

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

PROCLAMATIONS/RECOGNITIONS

CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES

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ACTION AGENDA

1.	**Workshop**	Consider a Resolution supporting the legislative creation of Municipal Utility District No. 210, to be an out-of-City MUD, located in Conroe's far western ETJ, near Montgomery off FM 1097.	**N. Mikeska**
2.		**Recess Open Meeting in order to conduct 2nd and final Public Hearing regarding the annexation of Grace Landing.** •**Conduct hearing and receive comments** •**Reconvene Open Meeting**	**Mayor Czajkoski**
3.		Adopt an Ordinance for the Annexation of Parcel 2021-02, which includes the area known as Grace Landing; as presented in Public Hearings held on April 21, 2021 and April 22, 2021, to be effective April 22, 2021 at 11:59 p.m.	**N. Mikeska**
4.		Consider a Resolution from the Friends of the Flag Foundation.	**M. Riggens**
5.	**Workshop**	Award contract for the Street Rehab – Sherman and Wiggins Village Project.	**T. Woolley**
6.	**Workshop**	Consider payment for MUD 138/Pine Lake Cove water.	**T. Woolley**
7.	**Workshop**	Consider amending the provisions of Article IV, Chapter 18, Code of Ordinances, relating to the regulations of Mobile Food Units; establishing Mobile Food Courts.	**T. Woolley**
8.		March 2021 Monthly Financial Summary Report.	**S. Williams**
9.	**Workshop**	Consider approval of a lease of groundwater rights in Conroe Park North for privately owned industrial well.	**M. Winberry**
10.	**Workshop**	Consider First Amendment to Ground Lease with F.B. Jackson Enterprises, LLC for The Table at Madeley Food Court Project.	**M. Winberry**

CONSENT AGENDA

11.	**Workshop**	Consider Conroe Woodlands Urbanized Area Mobility Committee Appointee.	**T. Woolley**

12.	**Workshop**	Consider an Ordinance to amend Section 94-255, authorizing infill unit developments throughout Downtown Conroe.	**T. Woolley**
13.	**Workshop**	Consider Transit Consulting Services Purchase Order.	**T. Woolley**
14.		Notification of Lot Consolidation approvals.	**T. Woolley**
15.	**Workshop**	Consider the purchase off LED lighting for high mast lights from Trastar, Inc.	**N. McGuire**
16.		Council Meeting Minutes of March 10 & 11, 2021 and March 24 & 25, 2021.	**S. Gorjón**
17.		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 15th day of April 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.