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

CONVENES: WEDNESDAY, AUGUST 11, 2021 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, AUGUST 12, 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.	Discuss a Resolution consenting to the annexation of 60.625 acres of land, more or less, into the boundaries of the New Caney Municipal Utility District.	**N. Mikeska**
B.	Discuss a Resolution regarding proposed Voluntary Direct Annexation Tracts, briefly described as 2021-06, Matt Rodriguez Detention, which is in the City of Conroe 's ETJ; Direct staff to move forward to gather data, develop service agreements, offer Development Agreements on any qualified properties, set and hold Public Hearings, and take any other action that may be necessary to prepare for the final annexation, for the proposed parcel of land.	**N. Mikeska**
C.	CIP Update.	**T. Woolley**
D.	Discuss Railroad Agreement for crossing at SH 105 – Philips and Davis.	**T. Woolley**
E.	Discuss the FM 1488 Lift Station and Force Main Upgrade Bids.	**T. Woolley**
F.	Discuss TxDOT request for Speed Zone Ordinance on S. Loop 336 West.	**T. Woolley**
G.	Discuss the Metcalf and River Point Sidewalks Project Bids.	**T. Woolley**
H.	Discuss Change Order for the Lift Station Consolidation – McDade Estates Project.	**T. Woolley**
I.	Discuss approval of a request to release one Fire Apparatus Access Road Easement in Westridge Cove Sec. 1.	**T. Woolley**
J.	**Recess Open Meeting in order to conduct a Public Hearing for a request to release one Fire Apparatus Access Road Easement in Westridge Cove Sec. 1.** •**Conduct hearing and receive comments** •**Reconvene Open Meeting**	**Mayor Czajkoski**

K.	Discuss replacement of the HVAC unit and ductwork for the women's locker room at the Conroe Aquatic Center.	**M. Riggens**
L.	Discuss amendment of Code of Ordinances Chapter 10.	**J. Christy**
M.	Presentation of bid proposal for the purchase of two police motorcycles, approved in the FY 20-21 budget.	**J. Christy**
N.	Internal Audit Update.	**S. Mattson**
O.	FY 20-21 3rd Quarter Investment Report.	**S. Williams**
P	FY 20-21 3rd Quarter Revenue Update.	**S. Williams**
Q.	OPEB Trust (Retiree Insurance) FY 20-21 3rd Quarter Investment Report.	**S. Williams**
R.	Third amendment to the City's Operating Budget for FY 20-21.	**S. Williams**
S.	Third amendment to the City's Capital Improvement Program Budget for FY 20-21.	**S. Williams**
T.	Discuss the proposed Fiscal Year 2021-2022 Operating and Capital Improvement Budgets.	**S. Williams**
U.	**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 and 551.072:** • **SJRA GRP Contract Litigation (Sec. 551.071)** • **QUADVEST, LP, et al vs. SJRA vs CITY OF CONROE, ET AL (Sec. 551.071)** • **TRIPLE B SERVICES vs. CITY OF CONROE (Sec.551.071)** • **DOUGLAS and PAMELA PETERSON vs. MONTGOMERY COUNTY/CITY OF CONROE (Sec. 551.071)** • **Legal advice concerning contract provisions related to Hotel Conference Center Project (Sec 551.071)** • **Legal advice concerning contract provisions related to the City of Willis Wastewater Agreement (sec. 551.071)** • **Deliberation concerning the purchase, exchange, lease or value of real property (Sec. 551.072)** **Reconvene Open Meeting**	**Mayor Czajkoski**

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, AUGUST 12, 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

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ACTION AGENDA

1.		**Convene a joint Special Meeting of the City Council of Conroe, Texas, the Conroe Industrial Development Corporation (CIDC), and the Conroe Local Government Corporation (CLGC).**	**Mayor Czajkoski**
		JOINT MEETING AGENDA	**S. Williams**
		1. CIDC - Consider approval of a Resolution authorizing the Amended and Restated Funding Agreement.	
		2. CLGC – Consider approval of a Resolution authorizing the Issuance of the Conroe Local Government Corporation Hotel Revenue Bonds and other matters related thereto.	
		ADJOURN CIDC and CLGC MEETING, RESUME CITY COUNCIL MEETING	
2.		Consider approval of a Resolution authorizing the Amended and Restated Funding Agreement.	**S. Williams**
3.		Submission of the 2021 No-New-Revenue and Voter-Approval Tax Rates.	**S. Williams**
4.		Consider a tax rate of $0.4375 and set a Public Hearing on the FY 2021-22 Tax Rate.	**S. Williams**
5.		Certification of the Debt Service Collection Rate for FY 21-22.	**S. Williams**
6.		Certification of Excess Debt Collections for FY 20-21.	**S. Williams**
7.	**Workshop**	Third amendment to the City's Operating Budget for FY 20-21.	**S. Williams**
8.	**Workshop**	Third amendment to the City's Capital Improvement Program Budget for FY 20-21.	**S. Williams**
9.	**Workshop**	Consider a Resolution consenting to the annexation of 60.625 acres of land, more or less, into the boundaries of the New Caney Municipal Utility District.	**N. Mikeska**
10.	**Workshop**	Consider a Resolution regarding proposed Voluntary Direct Annexation Tracts, briefly described as 2021-06, Matt Rodriguez Detention, which is in the City of Conroe 's ETJ; Direct staff to move forward to gather data, develop service agreements, offer Development Agreements on any qualified properties, set and hold Public Hearings, and take any other action that may be necessary to prepare for the final annexation, for the proposed parcel of land.	**N. Mikeska**

11.	**Workshop**	Award construction contract for the FM 1488 Lift Station and Force Main Upgrade Project.	**T. Woolley**
12.	**Workshop**	Consider TxDOT request for Speed Zone Ordinance on S. Loop 336 West.	
13.	**Workshop**	Award the Metcalf and River Point Sidewalks Project.	**T. Woolley**

CONSENT AGENDA

14.	**Workshop**	Consider Railroad Agreement for crossing at SH 105 – Philips and Davis.	**T. Woolley**
15.	**Workshop**	Consider Change Order for the Lift Station Consolidation – McDade Estates Project.	**T. Woolley**
16.	**Workshop**	Consider approval of a request to release one Fire Apparatus Access Road Easement in Westridge Cove Sec. 1.	**T. Woolley**
17.	**Workshop**	Consider the replacement of the HVAC unit and ductwork for the women's locker room at the Conroe Aquatic Center.	**M. Riggens**
18.	**Workshop**	Consider amendment of Code of Ordinances Chapter 10.	**J. Christy**
19.	**Workshop**	Consider bid proposal for the purchase of two police motorcycles, approved in the FY 20-21 budget.	**J. Christy**
20.	**Workshop**	Internal Audit Update.	**S. Mattson**
21.	**Workshop**	FY 20-21 3rd Quarter Investment Report.	**S. Williams**
22.		Commission and Board Meeting absences.	**T. Woolley**
23.		Council Meeting Minutes of July 7 & 8, 2021 and July 15, 2021.	**S. Gorjón**
24.		Payment of statements.	**S. Williams**

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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 6th day of August, 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.