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

CONVENES: WEDNESDAY, DECEMBER 8, 2021 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, DECEMBER 9, 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 and update on Visit Conroe's FY21 Annual Report and FY22 Marketing and Business Development Plan.	**S. Overby**
B.	Discuss Janitorial Service for Parks and other facilities.	**M. Riggens**
C.	Discuss Mowing Services for various departments.	**M. Riggens**
D.	Discuss the replacement of the HVAC unit and ductwork for the women's locker room at the Conroe Aquatic Center.	**M. Riggens**
E.	CIP Update.	**T. Woolley**
F.	Discuss the Drug & Alcohol Program Policy related to public transit funded in whole or part with state or federal funds.	**T. Woolley**
G.	Discuss the opportunity to submit an EDA Grant.	**T. Woolley**
H.	Discuss the Water Line Rehab – Rivershire and Gladstell Area Bids.	**T. Woolley**
I.	Discuss the City's participation with MUD No. 138/Pine Lake Cove Utilities.	**T. Woolley**
J.	Discuss appointment of 2022 Transportation Advisory Committee.	**T. Woolley**
K.	Discuss appointment of 2022 Transportation Policy Council.	**T. Woolley**
L.	Discuss re-appointment of members to the Advisory Committee on Development.	**T. Woolley**
M.	Discuss Developer Participation Agreement for the realignment and widening of Old Montgomery Road.	**T. Woolley**
N.	Discuss requested release of a 50-ft-wide Combination Utility Easement in the proposed Pine Lake Cove Section 4 Subdivision.	**T. Woolley**
O.	**Recess Open Meeting in order to conduct a Public Hearing for the requested release of a 50-ft-wide Combination Utility Easement in the proposed Pine Lake Cove Section 4 Subdivision.**	**Mayor Czajkoski**

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

P. Discuss request to release a Fire Apparatus Access Road Easement in Barton Creek Ranch Section 5. **T. Woolley**

Q. **Recess Open Meeting in order to conduct a Public Hearing for a request to release of a Fire Apparatus Access Road Easement in Barton Creek Ranch Section 5.** **Mayor Czajkoski**

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

R. Discuss an Ordinance consenting to a Petition for the creation of Montgomery County Municipal Utility District No. 206. **N. Mikeska**

S. Discuss a Resolution consenting to the annexation of 1.3 acres of land, more or less, into the boundaries of the Montgomery County Municipal Utility District No. 4. **N. Mikeska**

T. Discuss an Ordinance consenting to a Petition for the creation of Water Control and Improvement District No. 205. **N. Mikeska**

U. Discuss the 2020 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD. **N. Mikeska**

V. Discuss sole source purchase for police vehicle cameras from Watchguard. **J. Christy**

W. Discuss sole source purchase for police vehicle radios from Dailey-Wells, approved in the FY21/22 budget. **J. Christy**

X. Discuss Texas Forest Service Grant. **K. Kreger**

Y. Discuss applying for a Fire Fighter Grant (AFG). **K. Kreger**

Z. Discuss purchase of two Pumpers. **K. Kreger**

AA. Internal Audit Update. **S. Mattson**

BB. Discuss agreement with Core & Main for Neptune Technology Group Software as a service for data hosting and processing. **S. Williams**

CC. Discuss awarding the City of Conroe Annual Road Base Materials Bid. **S. Williams**

DD. Discuss Bid Award for vehicles for various departments in the City of Conroe to various vendors based on low bids. **S. Williams**

EE. Discuss payment to Montgomery County Hospital District for 51% share of Six Radio Tower Leases. **S. Williams**

FF. Discuss upcoming 2022 City of Conroe Election. **S. Gorjón**

GG. **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)**
- **Legal advice concerning the authorization to use the power of eminent domain to acquire two tracts of property for the West Dallas Street Expansion Project (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 9, 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.		**Convene a Joint Meeting of the City Council of Conroe, Texas, and the Conroe Industrial Development Corporation (CIDC) .** **MEETING AGENDA**	**Mayor Czajkoski**
		1. CIDC review and consideration of a Resolution approving an Interlocal Agreement authorizing the funding of the Oscar Johnson Jr. Community Center.	**S. Williams**
		2. City Council review and consideration of a Resolution approving an Interlocal Agreement authorizing the funding of the Oscar Johnson Jr. Community Center.	
		ADJOURN JOINT MEETING, RESUME CITY COUNCIL MEETING	
2.	**Workshop**	Consider request to submit an EDA Grant.	**T. Woolley**
3.	**Workshop**	Consider awarding the Water Line Rehab – Rivershire and Gladstell Area Bids.	**T. Woolley**
4.	**Workshop**	Consider the City's participation with MUD No. 138/Pine Lake Cove Utilities.	**T. Woolley**
5.	**Workshop**	Consider Developer Participation Agreement for the realignment and widening of Old Montgomery Road.	**T. Woolley**
6.	**Workshop**	Consider requested release of a 50-ft-wide Combination Utility Easement in the proposed Pine Lake Cove Section 4 Subdivision.	**T. Woolley**
7.	**Workshop**	Consider a request to release a Fire Apparatus Access Road Easement in Barton Creek Ranch Section 5.	**T. Woolley**
8.	**Executive Session**	Consider purchase of 0.1549 acres (6,746 sq.-ft.) located at 500 W. Dallas Street for the Dallas Street and Roberson Realignment Project.	**T. Woolley**
9.	**Workshop**	Consider approval of an Ordinance consenting to a Petition for the creation of Montgomery County Municipal Utility District No. 206.	**N. Mikeska**
10.	**Workshop**	Consider approval of a Resolution consenting to the annexation of 1.3 acres of land, more or less, into the boundaries of the Montgomery County Municipal Utility District No. 4.	**N. Mikeska**
11.	**Workshop**	Consider an Ordinance consenting to a Petition for the creation of Water Control and Improvement District No. 205.	**N. Mikeska**
12.	**Workshop**	Consider purchase of two Pumpers.	**K. Kreger**
13.	**Executive Session**	Consider a Resolution authorizing and agreement for the purchase of 2.5 acres of land within the Grand Central Park Development at the southeast corner of Grand Village Boulevard and Town Park Drive in Conroe, Texas; authorizing the Mayor to complete the purchase and execute and deliver all documents and payments in accordance with the agreement.	**K. Kreger**

14.	**Workshop**	Consider awarding the City of Conroe Annual Road Base Materials Bid.	**S. Williams**
15.	**Workshop**	Consider Bid Award for vehicles for various departments in the City of Conroe to various vendors based on low bids.	**S. Williams**
16.		October 2021 Monthly Financial Summary Report.	**S. Williams**
17.	**Workshop**	Consider course of action for upcoming 2022 City of Conroe Election.	**S. Gorjón**
18.	**Executive Session**	Consideration and adoption of a Resolution of the City Council approving a Resolution to authorize the use of the power of eminent domain to acquire a tract of property (.1377 acres of land – Mary Bravo) for the West Dallas Street Expansion Project.	**G. Scott**
19.	**Executive Session**	Consideration and adoption of a Resolution of the City Council approving a Resolution to authorize the use of the power of eminent domain to acquire a tract of property (.1549 acres of land – Naphali Sanchez Soto) for the West Dallas Street Expansion Project.	**G. Scott**
20.		**Convene Meeting of the City Council of Conroe, Texas, and the Conroe Local Government Corporation (CLGC).** **MEETING AGENDA**	**Mayor Czajkoski**
		1. Payment of Statements	**S. Williams**
		ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING	

CONSENT AGENDA

21.	**Workshop**	Consider Janitorial Service for Parks and other facilities.	**M. Riggens**
22.	**Workshop**	Consider Mowing Services for various departments.	**M. Riggens**
23.	**Workshop**	Consider the replacement of the HVAC unit and ductwork for the women's locker room at the Conroe Aquatic Center.	**M. Riggens**
24.		Notification of Lot Consolidation Approvals.	**T. Woolley**
25.	**Workshop**	Consider the Drug & Alcohol Program Policy related to public transit funded in whole or part with state or federal funds.	**T. Woolley**
26.	**Workshop**	Consider appointment of 2022 Transportation Advisory Committee.	**T. Woolley**
27.	**Workshop**	Consider appointment of 2022 Transportation Policy Council.	**T. Woolley**
28.	**Workshop**	Consider re-appointment of members to the Advisory Committee on Development.	**T. Woolley**
29.	**Workshop**	Consider the 2020 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD.	**N. Mikeska**
30.	**Workshop**	Consider sole source purchase for police vehicle cameras from Watchguard.	**J. Christy**
31.	**Workshop**	Consider sole source purchase for police vehicle radios from Dailey-Wells, approved in the FY21/22 budget.	**J. Christy**
32.	**Workshop**	Consider Texas Forest Service Grant.	**K. Kreger**
33.	**Workshop**	Consider applying for the Fire Fighter Grant (AFG).	**K. Kreger**
34.		Consider an economic development infrastructure grant contract with Pileco, Inc.	**D. Scheiner**
35.		Consider an economic development incentive contract with Hewlett Packard Enterprise Company (HPE).	**D. Scheiner**
36.	**Workshop**	Internal Audit Update.	**S. Mattson**
37.	**Workshop**	Consider agreement with Core & Main for Neptune Technology Group Software as a service for data hosting and processing.	**S. Williams**
38.	**Workshop**	Consider payment to Montgomery County Hospital District for 51% share of Six Radio Tower Leases.	**S. Williams**
39.		Commission and Board Meeting absences.	**T. Woolley**
40.		Council Meeting Minutes of October 27 & 28, 2021 and November 10, 2021.	**S. Gorjón**

41. 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 3rd day of December, 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.