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

CONVENES: WEDNESDAY, FEBRUARY 9, 2022 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, FEBRUARY 10, 2022– 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 the installation of a hill slide at Heritage Place.	**M. Riggens**
B.	Discuss Grant Application to the Crime Victim Assistance Program for 2022- 2023 – Office of the Governor, State of Texas Grant.	**J. Christy**
C.	Discuss Grant Application to the Body Worn Camera Program for 2022-2023 – Office of the Governor, State of Texas Grant.	**J. Christy**
D.	Discuss adding a Mitigation Action Project to the Montgomery County Mitigation Plan to meet requirements for grant funding.	**K. Kreger**
E.	Discuss Emergency Generator Bid.	**K. Kreger**
F.	**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 District No. 186, and East Montgomery County Utility District No. 3.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
G.	Discuss a Resolution consenting to the annexation of 112.022 acres of land, more or less, into the boundaries of the East Montgomery County Municipal Utility District No. 3.	**N. Mikeska**
H.	Discuss a Resolution regarding a proposed Voluntary Direct Annexation Tract, briefly described as 2022-01, DR Horton/Campbell, 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 to take any other action that may be necessary to prepare for the final annexation, for the proposed parcel of land.	**N. Mikeska**
I.	Discuss an Ordinance consenting to a Petition for the creation of Montgomery County Municipal Utility District No. 211.	**N. Mikeska**
J.	Discuss the purchase of LED High Mast and Bridge Lighting along I-45.	**N. McGuire**
K.	Discuss awarding Sewer Rehab Project for Silverdale Area to Vortex Services, LLC.	**N. McGuire**

L. CIP Update. **T. Woolley**

M. Discuss the South Loop 336 Traffic Signal and Intersection Improvements Project. **T. Woolley**

N. Discuss Encroachment Agreement with Kinder-Morgan for the Gravity Main Replacement – Upper Stewart Creek Phase 1 Project. **T. Woolley**

O. Discuss requested partial release of a 16-foot-wide Utility Easement in the proposed Outpost Ventures Section 1 Commercial Development. **T. Woolley**

P. **Recess Open Meeting in order to conduct a Public Hearing for the requested partial release of a 16-ft-wide Utility Easement in the proposed Outpost Ventures Section 1 Commercial Development.** **Mayor Czajkoski**

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

Q. Discuss the Longmire Road at Wedgewood Blvd. Traffic Signal Bids. **T. Woolley**

R. Discuss Engineering Services Proposal from Lockwood, Andrews & Newman, Inc. (LAN) to provide professional engineering services for preparation of the City's Water Distribution System Master Plan Update. **T. Woolley**

S. Discuss an Ordinance DECLINING to approve the change in rates requested by Entergy Texas, Inc.'s Statement of Intent filed with the Public Utility Commission on January 31, 2022. **G. Scott**

T. **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, and 551.074 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 a .1549-acre tract 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)**
- **City Secretary (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

RECONVENE

THURSDAY, FEBRUARY 10, 2022 – 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.	**Workshop**	Consider Emergency Generator Bid.	**K. Kreger**
2.		**Recess Open Meeting in order to conduct the 2nd and final Public Hearing regarding Strategic Partnership Agreements between the City of Conroe and Municipal Utility District No. 186, and East Montgomery County Utility District No. 3.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
3.	**Workshop–Public Hearing**	Consider approval of a Strategic Partnership Agreement between the City of Conroe and the East Montgomery County Utility District No. 3.	**N. Mikeska**
4.	**Workshop**	Consider approving a Resolution consenting to the annexation of 112.022 acres of land, more or less, into the boundaries of the East Montgomery County Municipal Utility District No. 3.	**N. Mikeska**
5.	**Workshop-Public Hearing**	Consider approval of a Strategic Partnership Agreement between the City of Conroe and the Montgomery County Municipal Utility District No. 186.	**N. Mikeska**
6.	**Workshop**	Consider a Resolution regarding a proposed Voluntary Direct Annexation Tract, briefly described as 2022-01, DR Horton/Campbell, 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 to take any other action that may be necessary to prepare for the final annexation, for the proposed parcel of land.	**N. Mikeska**
7.	**Workshop**	Consider an Ordinance consenting to a Petition for the creation of Montgomery County Municipal Utility District No. 211.	**N. Mikeska**
8.	**Workshop**	Award the South Loop 336 Traffic Signal and Intersection Improvements Project.	**T. Woolley**
9.	**Workshop**	Award the Longmire Road at Wedgewood Blvd. Traffic Signal Bids.	**T. Woolley**
10.	**Workshop**	Consider Engineering Services Proposal from Lockwood, Andrews & Newman, Inc. (LAN) to provide professional engineering services for preparation of the City's Water Distribution System Master Plan Update.	**T. Woolley**
11.		Ordering City of Conroe General Election for May 7, 2022.	**S. Gorjón**
12.	**Workshop**	Consider an Ordinance DECLINING to approve the change in rates requested by Entergy Texas, Inc.'s Statement of Intent filed with the Public Utility Commission on January 31, 2022.	**G. Scott**

13.	**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 (approximately .1549 acres of land – Naphali Sanchez Soto) for the West Dallas Street Expansion Project.	**G. Scott**
14.		**Convene Meeting of the City Council of Conroe, Texas, and the Conroe Local Government Corporation (CLGC).**	**Mayor Czajkoski**

MEETING AGENDA

1. **Third amendment to the Initial Guaranteed Maximum Price from DPR Construction for the Conroe Hotel and Convention Center and amend the project budget to reallocate funding among various line items.** — **S. Williams**
2. **Payment of Statements**

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

CONSENT AGENDA

15.	**Workshop**	Consider the installation of a hill slide at Heritage Place.	**M. Riggens**
16.	**Workshop**	Consider Grant Application to the Crime Victim Assistance Program for 2022- 2023 – Office of the Governor, State of Texas Grant.	**J. Christy**
17.	**Workshop**	Consider Grant Application to the Body Worn Camera Program for 2022-2023 – Office of the Governor, State of Texas Grant.	**J. Christy**
18.	**Workshop**	Consider adding a Mitigation Action Project to the Montgomery County Mitigation Plan to meet requirements for grant funding.	**K. Kreger**
19.	**Workshop**	Consider the purchase of LED High Mast and Bridge Lighting along I-45.	**N. McGuire**
20.	**Workshop**	Consider awarding Sewer Rehab Project for Silverdale Area to Vortex Services, LLC.	**N. McGuire**
21.	**Workshop**	Consider Encroachment Agreement with Kinder-Morgan for the Gravity Main Replacement – Upper Stewart Creek Phase 1 Project.	**T. Woolley**
22.	**Workshop**	Consider partial release of a 16-foot-wide Utility Easement in the proposed Outpost Ventures Section 1 Commercial Development.	**T. Woolley**
23.		Consider an updated Resolution expressing support for a proposed senior living affordable housing project to be located at 301 S. 1st Street to be officially now named Landmark 301.	**G. Scott**
24.		Consider Ordinance authorizing participation in Coalition of Cities for Entergy Texas, Inc. regulatory actions in 2022.	**G. Scott**
25.		Commission and Board Meeting absences.	**T. Woolley**
26.		Council Meeting Minutes of January 12 & 13, 2022.	**S. Gorjón**
27.		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 4th day of February, 2022.

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.