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

CONVENES: WEDNESDAY, JULY 13, 2022 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, JULY 14, 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.	Legislative Update.	**P. Virgadamo**
B.	Discuss request for Conroe City Services for the 2022- 2028 Conroe Cajun Catfish Festival.	**P. Virgadamo**
C.	Presentation of transformation of the Walter P. Jett building into a visual and performance arts center – Studio Red.	**F. Robinson**
D.	Discuss the appointment of members to the City of Conroe Charter Review Committee.	**Mayor Czajkoski**
E.	**Recess Open Meeting in order to conduct a Public Hearing regarding City of Conroe Charter Review.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
F.	Discuss mitigation action plan to the Montgomery County Mitigation Plan to meet requirements for grant funding for the purchase of properties within the City of Conroe that are substantially damaged, repetitively damaged, and/or severely damaged from flooding events.	**Chief Kreger**
G.	Discuss Resolution for Texas Parks and Wildlife Department Outdoor Recreation Grant Application.	**M. Riggens**
H.	Discuss contract amendment for bidding and construction phase services.	**M. Riggens**
I.	CIP Update.	**T. Woolley**
J.	Discuss City of Conroe Floodplain Management Annual Progress Report.	**T. Woolley**
K.	Discuss an amendment to Chapter 78 Floods.	**T. Woolley**
L.	Discuss amending the provisions of Chapter 90 Signs; Article I, of the City of Conroe Code of Ordinances regarding signs (billboards).	**T. Woolley**
M.	Discuss a proposed digital billboard conversion.	**T. Woolley**
N.	Discuss approval of an emergency water supply contract between Aqua Texas, Inc., owner and operator of the White Oak Ranch Public Water Supply System and the City of Conroe.	**T. Woolley**
O.	Discuss Gravity Main Replacement – Upper Stewarts Creek Project.	**T. Woolley**

P. Discuss Water Plant No. 27 (CIDC) – Conroe Industrial Park West Project. **T. Woolley**

Q. Discuss Change Order request from MUD 149 (Chapel Run). **T. Woolley**

R. Discuss SSOI Section 8 Sewer Rehab Project Bids. **T. Woolley**

S. Discuss Waterline Rehab – Sunset Ridge Project Bids. **T. Woolley**

T. Discuss Wayfinding Signs Project Bids. **T. Woolley**

U. Discuss a Resolution regarding proposed Voluntary Direct Annexation Tracts, briefly describe as 2022-02, City of Conroe Ferrell Road ROW and 2022-03, Mackenzie Creek Section 4, which are 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 actions that may be necessary to prepare for the final annexation, for the proposed parcels of land. **N. Mikeska**

V. Discuss a Resolution consenting to the annexation of 98.996 acres of land, more or less, into the boundaries of the Conroe Management District No. 2. **N. Mikeska**

W. Discuss a second amendment to the Utility Functions and Services Allocation Agreement between the City of Conroe and Conroe Municipal Utility District No. 1. **N. Mikeska**

X. Discuss a second amendment to the Utility Functions and Services Allocation Agreement between the City of Conroe and Conroe Municipal Utility District No. 92. **N. Mikeska**

Y. Discuss a Resolution approving an Amended and Restated Reimbursement Agreement, approving an addendum to a Financial Advisory Agreement, approving a Consent Letter for the Public Finance Authority, and approving certain other matters relating thereto (Conroe Municipal Management District #1). **S. Williams**

Z. Discuss Purchasing Policy specific to the Federal Grant requirements for FTA Grant Purchases for the Transportation Department. **S. Williams**

AA. Discus Change Order to Automated Metering Infrastructure (AMI) Performance Contract with Ameresco. **S. Williams**

BB. Discuss action to approve a sole source purchase of warehouse stock water meters from Core and Main. **S. Williams**

CC. **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 165 square feet of land for the Downtown Alley Beautification Conversion 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, JULY 14, 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.		**Convene Meeting of the City Council of Conroe, Texas, and the Conroe Local Government Corporation (CLGC).** **MEETING AGENDA**	**Mayor Czajkoski**
		1. Payment of Statements (3)	**S. Williams**
		ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING	
2.	**Workshop**	Consider contract amendment for bidding and construction phase services.	**M. Riggens**
3.	**Workshop**	Consider an amendment to Chapter 78 Floods.	**T. Woolley**
4.	**Workshop**	Consider a proposed digital billboard conversion.	**T. Woolley**
5.	**Workshop**	Consider approval of an emergency water supply contract between Aqua Texas, Inc., owner and operator of the White Oak Ranch Public Water Supply System and the City of Conroe.	**T. Woolley**
6.	**Workshop**	Consider Gravity Main Replacement – Upper Stewarts Creek Project.	**T. Woolley**
7.	**Workshop**	Consider Water Plant No. 27 (CIDC) – Conroe Industrial Park West Project.	**T. Woolley**
8.	**Workshop**	Consider Change Order request from MUD 149 (Chapel Run).	**T. Woolley**
9.	**Workshop**	Award SSOI Section 8 Sewer Rehab Project contract.	**T. Woolley**
10.	**Workshop**	Award Waterline Rehab – Sunset Ridge Project contract.	**T. Woolley**
11.	**Workshop**	Award Wayfinding Signs Project contract.	**T. Woolley**
12.	**Workshop**	Consider a Resolution regarding proposed Voluntary Direct Annexation Tracts, briefly describe as 2022-02, City of Conroe Ferrell Road ROW and 2022-03, Mackenzie Creek Section 4, which are 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 actions that may be necessary to prepare for the final annexation, for the proposed parcels of land.	**N. Mikeska**
13.	**Workshop**	Consider a Resolution consenting to the annexation of 98.996 acres of land, more or less, into the boundaries of the Conroe Management District No. 2.	**N. Mikeska**
14.	**Workshop**	Consider a second amendment to the Utility Functions and Services Allocation Agreement between the City of Conroe and Conroe Municipal Utility District No. 1.	**N. Mikeska**
15.	**Workshop**	Consider a second amendment to the Utility Functions and Services Allocation Agreement between the City of Conroe and Conroe Municipal Utility District No. 92.	**N. Mikeska**

16.	**Workshop**	Consider a Resolution approving an Amended and Restated Reimbursement Agreement, approving an addendum to a Financial Advisory Agreement, approving a Consent Letter for the Public Finance Authority, and approving certain other matters relating thereto.	**S. Williams**
17.	**Workshop**	Consider Change Order to Automated Metering Infrastructure (AMI) Performance Contract with Ameresco.	**S. Williams**
18.		Consider a Resolution of the City Council of the City of Conroe appointing Council Member Harry Hardman to the San Jacinto River Authority GRP Review Committee.	**Mayor Czajkoski**
19.		Consider a Resolution of the City of Council of the City of Conroe designating a representative and an alternate to the General Assembly and Board of Directors of the Houston-Galveston Area Council for the year 2022.	**Mayor Czajkoski**
20.	**Workshop**	Consider request for Conroe City Services for the 2022- 2028 Conroe Cajun Catfish Festival.	**P. Virgadamo**

CONSENT AGENDA

21.	**Workshop**	Consider mitigation action plan to the Montgomery County Mitigation Plan to meet requirements for grant funding for the purchase of properties within the City of Conroe that are substantially damaged, repetitively damaged, and/or severely damaged from flooding events.	**Chief Kreger**
22.	**Workshop**	Consider Resolution for Texas Parks and Wildlife Department Outdoor Recreation Grant Application.	**M. Riggens**
23.	**Workshop**	Consider City of Conroe Floodplain Management Annual Progress Report.	**T. Woolley**
24.	**Workshop**	Consider Purchasing Policy specific to the Federal Grant requirements for FTA Grant Purchases for the Transportation Department.	**S. Williams**
25.	**Workshop**	Consider action to approve a sole source purchase of warehouse stock water meters from Core and Main.	**S. Williams**
26.		Commission and Board Meeting absences.	**T. Woolley**
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 8th day of July, 2022.

Soco M. Gorjon, 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.