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

CONVENES: WEDNESDAY, SEPTEMBER 21, 2022 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, SEPTEMBER 22, 2022– 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.	Presentation on restoration of Historic Montgomery County Hospital.	**F. Robinson**
B.	Presentation to review the benefits renewal recommendations for FY 22-23.	**A. Houser**
C.	Discuss renovation of the swimming pool at the Westside Recreation Center.	**M. Riggens**
D.	Discuss a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District No. 144.	**N. Mikeska**
E.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District No. 144** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
F.	Discuss awarding Chlorine and Sulfur Dioxide Bid.	**N. McGuire**
G.	Discuss awarding Municipal Sludge Landfill Services Bid.	**N. McGuire**
H.	CIP Update.	**T. Woolley**
I.	Discuss amending the provisions of Chapter 90 Signs; Article II, Downtown District Sign Regulations.	**T. Woolley**
J.	Discus creating a full-time Urban Forester position for the Building Inspections and Permits Department.	**T. Woolley**
K.	Discuss an amendment to the Limited Eligibility Demand Response Service Agreement with Meals on Wheels Montgomery County.	**T. Woolley**
L.	Discuss bid results for the Waterline Rehab East Semands Street Project.	**T. Woolley**
M.	Discuss hiring Christensen Building Group to provide Construction Manager at Risk (CMAR) Services for Fire Station #8.	**Chief Kreger**
N.	Automated Metering Infrastructure (AMI) Monthly Project Update.	**C. Boothe**
O.	Discuss a one-time purchase of approximately 2,400 Neptune Meters from Core and Main.	**C. Boothe**
P.	Discuss emergency chiller rental for Conroe Municipal Center.	**C. Boothe**

Q. Discuss annual city-wide software/hardware annual renewals, sole source purchases, bid renewals, agreements, and state mandated purchases to be made in FY 2022-2023 that will exceed $50,000. **C. Boothe**

R. Fourth amendment to the City's Operating Budget for FY 2021-2022. **C. Boothe**

S. Fifth amendment to the City's Capital Improvement Program Budget for FY 2021-2022. **C. Boothe**

T. Discuss an Ordinance authorizing the Issuance of the City of Conroe, Texas Limited Tax Refunding Bonds, Series 2022; authorizing a Pricing Officer to approve the amount, the interest rates, price, redemption provisions and terms thereof and certain other procedures and provisions related thereto; and containing other matters related thereto. **C. Boothe**

U. Discuss a Resolution authorizing publication of Notice of Intention to issue City of Conroe, Texas Certificates of Obligation, Series 2022B, for the design, acquisition, construction and improvement of certain Public Works, and authorizing certain other matters relating thereto. **C. Boothe**

V. Discuss a Resolution authorizing publication of Notice of Intention to issue City of Conroe, Texas Certificates of Obligation, Series 2022C, for the design, acquisition, construction and improvement of certain Public Works, and authorizing certain other matters relating thereto. **C. Boothe**

W. Discuss a Resolution nominating a candidate for the Montgomery Central Appraisal District Board of Directors. **G. Scott**

X. **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 relating, and 551.074 to:** **Mayor Czajkoski**

- **SJRA GRP Contract Litigation (Sec. 551.071)**
- **Consultation and legal advice from City Attorney pertaining to personnel matters (Section 551.071) and (Section 551.074)**
- **Legal consultation and advice related to Porter Special Utility District (Sec. 551.071)**
- **Legal consultation concerning an Entergy Texas, Inc. application filed increasing electric utility rates (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, SEPTEMBER 22, 2022 – 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.

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.	**Workshop**	Consideration of benefits renewal recommendations for FY 2022-2023.	**A. Houser**
2.		**Recess Open Meeting in order to conduct the 2nd and final Public Hearing regarding a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District No. 144** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
3.	**Workshop**	Consider a Partnership Agreement between the City of Conroe and Municipal Utility District No. 144.	**N. Mikeska**
4.	**Workshop**	Award Waterline Rehab East Semands Street Project Bid.	**T. Woolley**
5.	**Workshop**	Consider hiring Christensen Building Group to provide Construction Manager at Risk (CMAR) Services for Fire Station #8.	**Chief Kreger**
6.	**Workshop**	Consider emergency chiller rental for Conroe Municipal Center.	**C. Boothe**
7.	**Workshop**	Fourth amendment to the City's Operating Budget for FY 2021-2022.	**C. Boothe**
8.	**Workshop**	Fifth amendment to the City's Capital Improvement Program Budget for FY 2021-2022.	**C. Boothe**
9.	**Workshop**	Consider an Ordinance authorizing the Issuance of the City of Conroe, Texas Limited Tax Refunding Bonds, Series 2022; authorizing a Pricing Officer to approve the amount, the interest rates, price, redemption provisions and terms thereof and certain other procedures and provisions related thereto; and containing other matters related thereto.	**C. Boothe**
10.	**Workshop**	Consider a Resolution authorizing publication of Notice of Intention to issue City of Conroe, Texas Certificates of Obligation, Series 2022B, for the design, acquisition, construction and improvement of certain Public Works, and authorizing certain other matters relating thereto.	**C. Boothe**
11.	**Workshop**	Consider a Resolution authorizing publication of Notice of Intention to issue City of Conroe, Texas Certificates of Obligation, Series 2022C, for the design, acquisition, construction and improvement of certain Public Works, and authorizing certain other matters relating thereto.	**C. Boothe**
12.		August 2022 Monthly Financial Summary Report.	**C. Boothe**

13.	**Executive Session**	Consider adoption of an Ordinance denying to approve any and all changes in rates requested by Entergy Texas Incorporated (ETI) and included in ETI's Statement of Intent, and ETI's proposed new rate should not be made effective.	**G. Scott**

CONSENT AGENDA

14.	**Workshop**	Consider renovation of the swimming pool at the Westside Recreation Center.	**M. Riggens**
15.	**Executive Session**	Consider additional funds for Bed and Banks legal fees.	**N. McGuire**
16.	**Workshop**	Award Chlorine and Sulfur Dioxide Bid.	**N. McGuire**
17.	**Workshop**	Award Municipal Sludge Landfill Services Bid.	**N. McGuire**
18.		Notification of Lot Consolidation approvals.	**T. Woolley**
19.	**Workshop**	Discuss an amendment`` to the Limited Eligibility Demand Response Service Agreement with Meals on Wheels Montgomery County.	**T. Woolley**
20.	**Workshop**	Consider a one-time purchase of approximately 2,400 Neptune Meters from Core and Main.	**C. Boothe**
21.	**Workshop**	Consider annual city-wide software/hardware annual renewals, sole source purchases, bid renewals, agreements, and state mandated purchases to be made in FY 2022-2023 that will exceed $50,000.	**C. Boothe**
22.	**Workshop**	Consider a Resolution nominating a candidate for the Montgomery Central Appraisal District Board of Directors.	**G. Scott**
23.		Consider Council Meeting Minutes held April 27 & 28, 2022.	**S. Gorjón**
24.		Payment of statements.	**C. Boothe**

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 16th day of September, 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.