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, OCTOBER 12, 2022 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, OCTOBER 13, 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.	Presentation of Downtown Opinion Survey 2020.	**F. Robinson**
B.	Discuss 2022-2023 Arts & Culture Grant utilizing General Funds.	**Councilwoman Porter**
C.	CIP Update.	**T. Woolley**
D.	Discuss appointment of Advisory Committee members for the Impact Fee Study.	**T. Woolley**
E.	Discuss Amended Development Agreement with HF Management Company for The Woodlands Hills Subdivision Development.	**T. Woolley**
F.	Discuss the resolution and grant agreement with New Community Alliance, D/B/A New Danville.	**T. Woolley**
G.	Discuss a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – The Goodrich Longmire Tract HINES Development.	**T. Woolley**
H.	Discuss a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – 225 N. Frazier Street, Jack in the Box.	**T. Woolley**
I.	Discuss a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – 311 I-45 South (Keating Honda Parking Lot Expansion).	**T. Woolley**
J.	Discuss an increase in permit and plat review fees.	**T. Woolley**
K.	Discuss amendment to the provisions of Chapter 90 Signs, Article I and II – Downtown District Sign Regulations.	**T. Woolley**
L.	Discuss the bids for the Oscar Johnson, Jr. Community Center.	**T. Woolley**
M.	Discuss an Ordinance allowing the Disannexation from the Corporate Limits of the City of Conroe of 5 parcels of land located in The Woodlands Hills, for the purpose of re-aligning boundaries to better service the tracts.	**N. Mikeska**
N.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings for the Disannexation of 5 parcels of land located in The Woodlands Hills, Municipal Utility District No. 128(B) for the purpose of re-aligning boundaries to better service the tract.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**

O. Discuss a Strategic Partnership Agreement between the City of Conroe and the Montgomery County Utility District No. 39. **N. Mikeska**

P. **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. 39.** **Mayor Czajkoski**

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

Q. Discuss a Resolution consenting to the annexation of 153.05 acres of land, more or less, into the boundaries of the Montgomery County Municipal Utility District No. 39. **N. Mikeska**

R. Discuss a Resolution consenting to the annexation of approximately 108.132 acres of land, more or less, into the boundaries of the Municipal Utility District No. 138. **N. Mikeska**

S. Discuss Main Street Booster Pump Rehab. **N. McGuire**

T. Discuss a three-year contract renewal with ESRI for the Small Municipal and County Government Enterprise Agreement. **C. Boothe**

U. Discuss a three-year contract renewal with SHI for the Microsoft Enterprise Software Agreement on State Contract DIR-TSO-4092. **C. Boothe**

V. **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)**
- **Consultation and Legal advice from City Attorney pertaining to personnel matters (Sec. 551.071. & Sec. 551.074)**
- **Legal consultation and advice related to potential litigation related to the collection of Franchise Fees (Sec. 551.071)**
- **Legal consultation and advice related to the construction of the Hotel Project (Sec. 551.071)**
- **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, OCTOBER 13, 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

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 Meeting of the City Council of Conroe, Texas, and the Conroe Local Government Corporation (CLGC).** **MEETING AGENDA** **1. Payment of Statements (1) (DPR Construction)** **ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING**	**Mayor Czajkoski** **C. Boothe**
2.	**Workshop**	Consider the 2022-2023 Arts & Culture Grant utilizing General Funds.	**Councilwoman Porter**
3.		Presentation of the Symphony's new Artistic Director/Conductor, Gary Liebst.	**Councilman Hardman**
4.	**Workshop**	Consider Amended Development Agreement with HF Management Company for the Woodlands Hills Subdivision Development.	**T. Woolley**
5.	**Workshop**	Consider a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – The Goodrich Longmire Tract HINES Development.	**T. Woolley**
6.	**Workshop**	Consider a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – 225 N. Frazier Street (Jack in the Box).	**T. Woolley**
7.	**Workshop**	Consider a proposed Variance to the Chapter 102 Vegetation Article I Trees Ordinance per Sec. 102-31 – 311 I-45 South (Keating Honda Parking Lot Expansion).	**T. Woolley**
8.	**Workshop**	Award the construction contract for the Oscar Johnson Jr. Community Center.	**T. Woolley**
9.		**Recess Open Meeting in order to conduct the 2nd and final Public Hearing for the Disannexation of 5 parcels of land located in The Woodlands Hills, Municipal Utility District No. 128(B) for the purpose of re-aligning boundaries to better service the tract.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
10.	**Workshop**	Consider an Ordinance allowing the Disannexation from the Corporate Limits of the City of Conroe of 5 parcels of land located in The Woodland Hills, Municipal Utility District No. 128(B), for the purpose of re-aligning boundaries to better service the tracts.	**N. Mikeska**

11.	**Executive Session**	Consider a Resolution of the City Council of the City of Conroe providing for the release and exchange of certain extraterritorial jurisdiction with the City of Willis.	**G. Scott**
12.	**Executive Session**	Consider various City Owned properties for sale through a local Broker and authorizing the Mayor to sign documents related thereto.	**N. Mikeska**
13.		**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. 39.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
14.	**Workshop**	Consider a Strategic Partnership Agreement between the City of Conroe and the Montgomery County Utility District No. 39.	**N. Mikeska**
15.	**Workshop**	Consider a Resolution consenting to the annexation of 153.05 acres of land, more or less, into the boundaries of the Montgomery County Municipal Utility District No. 39.	**N. Mikeska**
16.	**Workshop**	Consider a Resolution consenting to the annexation of approximately 108.132 acres of land, more or less, into the boundaries of the Municipal Utility District No. 138.	**N. Mikeska**
17.		**Recess Open Meeting in order to conduct a Public Hearing for a Resolution authorizing a Professional Service Contract with McKool Smith, P.C., Ashcroft Sutton Reyes, LLC, and Korein Tillery, LLC for legal services to represent the City of Conroe in a lawsuit against Netflix Inc., Hulu, LLC and Disney DTC LLC pertaining to franchise fees due, and contingent upon an approval of the fee contract by the Office of the Attorney General, pursuant to Texas Government Code Sec. 2254, Subchapter C.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Czajkoski**
18.	**Executive Session**	Consider an adoption of a Resolution authorizing a Professional Service Contract with McKool Smith, P.C., Ashcroft Sutton Reyes, LLC, and Korein Tillery, LLC for legal services to represent the City of Conroe in a lawsuit against Netflix Inc., Hulu, LLC and Disney DTC LLC pertaining to franchise fees due, and contingent upon an approval of the fee contract by the Office of the Attorney General, pursuant to Texas Government Code Sec. 2254, Subchapter C.	**G. Scott**
19.	**Executive Session**	Consider the Appointment of Collin Boothe as the Director of Finance for the City of Conroe, Texas.	**Mayor Czajkoski**

CONSENT AGENDA

20.		Consider Reappointments to the Parks and Recreation Advisory Board.	**M. Riggens**
21.	**Workshop**	Consider the Resolution and Grant Agreement with New Community Alliance, D/B/A New Danville.	**T. Woolley**
22.	**Workshop**	Consider amendment to the provisions of Chapter 90 Signs; Article I and II, Downtown District Sign Regulations.	**T. Woolley**
23.		Consider Notification of Lot Consolidation Approvals.	**T. Woolley**
24.		Consider creating a Full-Time Urban Forester position for the Building Inspections and Permits Department.	**T. Woolley**
25.	**Workshop**	Consider Main Street Booster Pump Rehab.	**N. McGuire**
26.	**Workshop**	Consider a three-year contract renewal with ESRI for the Small Municipal and County Government Enterprise Agreement.	**C. Boothe**
27.	**Workshop**	Consider a three-year contract renewal with SHI for the Microsoft Enterprise Software Agreement on State contract DIR-TSO-4092.	**C. Boothe**

28.	**Executive Session**	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 July 1, 2022.	**G. Scott**
29.		Commission and Board Meeting absences.	**T. Woolley**
30.		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 7th day of October, 2022.

Sami H. Quinlan, Assistant 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.