City of Conroe

NOTICE OF REGULAR & JOINT MEETING OF CONROE CITY COUNCIL AND CONROE LOCAL GOVERNMENT CORPORATION WORK SESSION CITY HALL COUNCIL CHAMBERS - 300 WEST DAVIS ST. CONROE, TX

CONVENES: WEDNESDAY, SEPTEMBER 25, 2024 - 2:00 P.M. - RECESS
RECONVENES: THURSDAY, SEPTEMBER 26, 2024 - 9:30 A.M.

VIDEO CONFERENCE 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.

NOTICE: Any required Conflict of Interest affidavits pursuant to Chapter 171, Texas Local Government Code shall be submitted to the City Secretary prior to the start of this meeting.

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

1. Discuss approval of Contract Amendment for Professional Services Agreement - Alternative Pressure Scenarios.
   G. Hall

2. Discuss the bids for Conroe Southwest WWTP Effluent Lift Station Rehabilitation.
   G. Hall

3. Discuss approval of Professional Services Agreement - Grant Management - FM 1488 Area Street and Drainage Project.
   G. Hall

4. Discuss approval of Professional Services Agreement - Grant Management - Street & Drainage Rehab - Valwood Area.
   G. Hall

5. Discuss the proposal from Professional Service Industries, Inc. (PSI) for the Forest Creek Lift Station and Force Main Project.
   G. Hall

6. Discuss the Professional Services Agreement from Cobb, Fendley & Associates for the Waterline Rehab project in the hospital area.
G. Hall

7. Discuss purchase of Emergency VFD Skid Package.
N. McGuire

8. Discuss additional funds for debris management and monitoring for Hurricane Beryl.
N. McGuire

9. Discuss bid award for City wide generator maintenance.
N. McGuire

10. Discuss bid award for Heavy Truck Parts for the Fleet Department.
N. McGuire

11. Discuss bid award for Fire Apparatus Maintenance and Repairs.
N. McGuire

12. Discuss award of OEM Auto Parts used in the Fleet Department.
N. McGuire

13. Discuss bid award for miscellaneous supplies for warehouse stock.
N. McGuire

14. Discuss bid award for City of Conroe Warehouse stock brass.
N. McGuire

15. Discuss bid award for warehouse stock tools.
N. McGuire

16. Discuss approval for annual City-Wide software/hardware annual renewals, sole source purchases, bid renewals, and state-mandated purchases to be made in FY 2024-2025 that will exceed $50,000.
N. McGuire

17. Discuss proposed recommendations for 2025 Self-Funded Health Plan.
A. Houser

18. Discuss a 3-year contract awarded to Siemens.
J. Kelemen

19. Discuss results and recommendation to award animal shelter contract to vendor.
J. Kelemen

20. Conduct a Public Hearing for the purpose of receiving comment on the designation of the following area located within the corporate limits of the City of Conroe as a reinvestment zone for the purpose of commercial-industrial tax abatement:610.2467 acres of land located in William Starrock Survey, Abstract 486, in Montgomery County, Texas, and out of the residue of the called 2,077.3 acre Tract 1 described in Special Warranty Deed to Judy Carol Campbell, as trustee of the JCC Living Trust recorded under Montgomery Court Clerk's File Number 2012031320.
L. Palmer

21. Conduct a Public Hearing for the purpose of receiving comment on the designation of the following area located within the corporate limits of the City of Conroe as a reinvestment zone for purposes of commercial-industrial tax abatement: The R. A. Deison Technology Park including 248.006 acres of land located in William Starrock Survey, A-486, as per the map or plat thereof recorded in Cabinet Z, sheet 2332 of the Map of Records of Montgomery County.
L. Palmer

22. Conduct a Public Hearing for the purpose of receiving comment on the designation of the following area located within the corporate limits of the City of Conroe as a reinvestment zone for the purposes of commercial-industrial tax abatement: Conroe Logistics Center is 137.439 acre/ 5,986,844 square feet of land situated in L. Smith Survey A-526, City of Conroe, Montgomery Texas.
L. Palmer

23. Discuss a Resolution to approve the expenditure of CIDC funds for the purchase of furnishings, fixtures, equipment, exhibit/collection displays, and technology in the media room at the Honored Mission Hall of the Montgomery County Veteran's Memorial Park.
L. Palmer

24. Discuss a Resolution to approve the expenditure of CIDC funds for the construction of Water Plant #32 and Water Plant #33.
L. Palmer

25. Discuss the current City of Conroe Street Closure Ordinance and Permit Application.
N. Mikeska

26. Discuss changes to Chapter 66 Traffic and Vehicles, Code of Ordinances; regarding Section 66-1, definitions of certain vehicles; and Section 66-62 Code of Ordinances; Parking of Certain Vehicles Prohibited on Residential Streets.
N. Mikeska

27. Discuss action to execute renewal option year 2 for Solicitation 0820-2020 transit consulting services.
N. Mikeska

28. Discuss the revised emergency generator grant scope of work and budget modification.
N. Mikeska

29. Discuss FY 25 Purchase Order to Aqua Texas for MUD 126 (Watercrest Subdivision).
C. Boothe

30. Discuss FY25 Renewal with Montgomery County for the Conroe/North Montgomery County Recycle Center.
C. Boothe

31. Discuss the Fourth Amendment to the FY 23-24 Operating Budget.
C. Boothe

32. Discuss the Fourth amendment to the FY 23-24 Capital Improvement Program (CIP) budget.
C. Boothe

33. Discuss FY25 San Jacinto River Authority Surface/Ground Water Fee Purchase Order.
C. Boothe

34. Discuss the 2024 NewGen Water Rate Study.
C. Boothe

35. Discuss amending the City Ordinance to reflect modifications to water and sewer rates.
C. Boothe

36. Discuss Monthly Financial Summary Report - August 2024.
C. Boothe

37. Discuss a resolution adopting Rules of Procedure for City Council.
M. Garner

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 551.071, 551.072, and 551.074 relating to:

38. *SJRA GRP Contract litigation (Sec.551.071).
*QUADVEST, LP, et al vs. SJRA vs. CITY OF CONROE, ET AL (Sec.551.071).
*Legal advice concerning contract provisions related to Hotel Convention Center project and governing documents of the Conroe Local Government Corporation (Sec.551.071).
*Deliberation concerning the purchase, exchange, lease or value of real property (Sec.551.072).
*Personnel Matters (Sec.551.074).
Mayor Coon

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

CITY OF CONROE

RECONVENE
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CALL TO ORDER

CALL OF ROLL

INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

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ACTION AGENDA

1. Consider a Resolution to reappoint and/or appoint Directors to the Conroe Local Government Corporation Board of Directors.
   M. Garner

CONVENE MEETING OF THE CITY COUNCIL OF CONROE, TEXAS, AND THE CONROE LOCAL GOVERNMENT CORPORATION (CLGC).
MEETING AGENDA

2. Consider FY 24-25 Hyatt Regency Conroe Hotel & Convention Center Operating Budget.
   C. Boothe

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

3. Consider awarding a vendor for Animal Shelter Services — Workshop
   J. Kelemen

4. Consider an Ordinance of the City Council of the City of Conroe, Texas designating the 610.2467 acres of land in the William Starrock Survey A-486 in Conroe, Montgomery County, Texas as a reinvestment zone for purposes of commercial-industrial abatement. — Workshop
   L. Palmer

5. Consider an Ordinance of the City Council of the City of Conroe, Texas designating the R.A. Deison Technology Park including 248.006 acres of land in the William Starrock survey A-486 in Conroe, Montgomery County, Texas as a reinvestment zone for purposes of commercial-industrial tax abatements. Workshop
L. Palmer

6. Consider an Ordinance of the City Council of the City of Conroe, Texas renewing the designation of the Conroe Logistics Center including 137.439 acres of land in the L. Smith Survey A-526 in Conroe, Montgomery County, Texas as a reinvestment zone for purposes of commercial-industrial tax abatements. Workshop
L. Palmer

7. Consider a Resolution to approve the expenditure of CIDC funds to purchase furnishings, fixtures, equipment, exhibit/collection displays, and technology in the media room at the Honored Mission Hall of the Montgomery County Veteran's Memorial Park. Workshop
L. Palmer

8. Consider the expenditure of CIDC funds for the construction of Water Plant #32 and #33. Workshop
L. Palmer

9. Consider FY 25 Purchase Order to Aqua Texas for MUD 126 (Watercrest Subdivision). Workshop
C. Boothe

10. Consider the Fourth Amendment to the FY 23-24 Operating Budget. Workshop
C. Boothe

11. Consider the Fourth amendment to the FY 23-24 Capital Improvement Program (CIP) budget. Workshop
C. Boothe

12. Consider the 2024 NewGen Water Rate Study. Workshop
C. Boothe

13. Consider amending City ordinance to reflect modification to water and sewer rates. Workshop
C. Boothe

14. Consider a resolution adopting City Council Rules of Procedure. Workshop
M. Garner

CONSENT AGENDA

15. Consider approval of Contract Amendment for Professional Services Agreement - Alternative Pressure Scenarios. Workshop
G. Hall

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G. Hall

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20.	Consider the professional services agreement from Cobb-Fendley & Associates for the Waterline Rehab project in the hospital area. G. Hall	Workshop
21.	Consider purchase of Emergency VFD Skid Package. N. McGuire	Workshop
22.	Consider additional funds for debris management and monitoring for Hurricane Beryl. N. McGuire	Workshop
23.	Consider bid award for City wide generator maintenance. N. McGuire	Workshop
24.	Consider bid award for heavy truck parts for the Fleet Department. N. McGuire	Workshop
25.	Consider award for Fire Apparatus Maintenance and Repairs. N. McGuire	Workshop
26.	Consider award of OEM Auto Parts used in the Fleet Department. N. McGuire	Workshop
27.	Consider bid award for miscellaneous supplies for warehouse stock. N. McGuire	Workshop
28.	Consider bid award for warehouse stock brass. N. McGuire	Workshop
29.	Consider bid award for warehouse stock tools. N. McGuire	Workshop
30.	Consider approval for annual City-Wide software/hardware annual renewals, sole source purchases, bid renewals, and state-mandated purchases to be made in FY 2024-2025 that will exceed $50,000. N. McGuire	Workshop
31.	Consider proposed recommendations for 2025 Self-Funded Health Plan. A. Houser	Workshop
32.	Consider approval of a 3-year contract with Siemens. J. Kelemen	Workshop
33.	Consider changes to Chapter 66 Traffic and Vehicles, Code of Ordinances; regarding Section 66-1, definitions of certain vehicles; and Section 66-62 Code of Ordinances; Parking of Certain Vehicles Prohibited on Residential Streets. N. Mikeska	Workshop
34.	Consider action to execute renewal option year 2 for Solicitation 0820-2020 transit consulting services. N. Mikeska	Workshop
35.	Consider the revised emergency generator grant scope of work and budget modification. N. Mikeska	Workshop
36.	Consider FY25 Renewal with Montgomery County for the Conroe/North Montgomery County Recycle Center. C. Boothe	Workshop
37.	Consider FY25 San Jacinto River Authority Surface/Ground Water Fee Purchase Order. C. Boothe	Workshop

38. Consider August 2024 Monthly Financial Summary Report. Workshop
C. Boothe

39. Council Minutes held July 10 & 11, 2024 and July 15, 2024.
S. Quinlan

PAYMENT OF STATEMENTS

40. Vendor: Caldwell Country Chevrolet
N. McGuire

41. Vendor: DRC Emergency Services
N. McGuire

42. Vendor: DRC Emergency Services
N. McGuire

43. Vendor: Insituform Technologies, LLC/AEGION Corp
N. McGuire

44. Vendor: LEM Construction Co. Inc.
N. McGuire

45. Vendor: LJA Engineering, Inc.
N. McGuire

46. Vendor: Lone Star Goundwater Conservation District
N. McGuire

47. Vendor:Masters Transportation, Inc
N. Mikeska

48. Vendor: Precise Services, Inc.
N. McGuire

49. Vendor: Reddico Construction Company, Inc.
N. McGuire

50. Vendor: San Jancinto River Authority/GRP Division
C. Boothe

51. Vendor: Vortex Services
N. McGuire

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 20th day of September 2024.

Sami H. Quinlan

Sami H. Quinlan, Interim 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.