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, OCTOBER 23, 2024 - 2:00 P.M. - RECESS
RECONVENES: THURSDAY, OCTOBER 24, 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

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

1. Vendor: Garfield Public Private
   C. Boothe

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

2. Discuss approval of a Utility Extension Agreement between the City and Seven Coves Property, LLC, to provide City water and sewer service to 11900 Seven Coves Road.
   N. McGuire

3. Discuss amendment to Appendix B of the Code of Ordinances prohibiting certain land uses within a specified area of city wells to protect the public water supply.
   N. McGuire

4. Discuss a Developer Participation Agreement with Meritage Homes to extend a 12" waterline from the Stillwater Development and Peoples Road North in the existing utility corridor through the TX A&M State Forestry to the Southeast corner of the Jacob's Reserve Development.
   N. McGuire

5. Discuss Advance Procurement of Electrical Components for Water Plant No. 32.
N. McGuire

6. Discuss a Resolution designating authorized signatories for documents pertaining to the Community Development Block Grant Mitigation (CDBG-REGIONAL-MIT)-Conroe Sewer Improvements Project.
N. McGuire

7. Discuss the change order for the Tanglewood Phase 1A - Street Rehabilitation Project.
N. McGuire

8. Discuss a request for City Speed Zone Ordinance per TxDOT on South Loop 336.
N. McGuire

9. Discuss manhole rehab project.
N. McGuire

10. Discuss installing EcoStruxure Automation Expert Equipment at remaining well locations.
N. McGuire

11. Discuss bid award for Municipal Court Delinquent Fines & Fees Collections.
C. Roley

12. Discuss Bid for Animal Shelter Services.
L. Tipton

13. Discuss awarding the bid for Conroe Police parking lot expansion to Millennium Project Solutions, Inc.
L. Tipton

14. Discuss Stop Loss Insurance renewal for Self-Funded Health Plan.
A. Houser

15. Discuss a change order needed for the construction of the Oscar Johnson Community Center.
N. Mikeska

16. Discuss purchasing additional insurance for the Conroe Industrial Development Corporation Board (CIDC) and the Conroe Local Government Corporation (CLGC).
N. Mikeska

17. Discuss the bid award for Parks and Recreation Annual Apparel.
N. Mikeska

18. Discuss the bid award for Parks and Recreation Annual Entertainment.
N. Mikeska

19. Discuss a Resolution amending Chapter 4 of the Personnel Manual regarding Official Holidays.
N. Mikeska

20. Discuss a Resolution amending Chapter 4 of the Personnel Manual with regard to Longevity Pay.
N. Mikeska

21. Discuss bid award for repairs, replacements, installations, and calibration of meters in the field for Public Works and the Utility Billing Department.
C. Boothe

22. Discuss utilizing the Professional Service offered by FreeIT Data Solutions for Database Administrator (DBA) as a Service.
C. Boothe

23. Discuss FY 25 Purchase Order to Montgomery County for 2% Hotel Occupancy Tax collections.
C. Boothe

24. Discuss Change Order for Montgomery Central Appraisal District.
C. Boothe

25. Discuss the FY25 Purchase Order for the Amended and Restated Reimbursement Agreement, Property Tax Rebate, for Conroe Municipal Management District #1 for $1,500,000.00.
C. Boothe

26. Discuss FY 25 Purchase Order to Montgomery County Hospital District for 51% of the City's Radio Tower Lease annual revenue received per the Joint Agreement.
C. Boothe

27. Discuss FY25 Purchase Order to Montgomery County UD# 3 and #4 Waste Water Treatment Plant.
C. Boothe

28. Discuss the CIDC 2019 Sales Tax Revenue Bonds (STRB) Arbitrage Yield Reduction Liability Payment.
C. Boothe

29. Discuss OPEB Trust (Retiree Insurance) FY 23-24 3rd Quarter Investment Report.
C. Boothe

30. Discuss the FY 23-24 4th Quarter Investment Report.
C. Boothe

31. Discuss Monthly Financial Summary Report - September 2024.
C. Boothe

32. Discuss an Ordinance to: require new and renovated retail fuel stations, assisted living facilities, and convalescent/nursing facilities to have alternate power generation in the event of power outages; and require assisting living facilities and convalescent/nursing facilities to provide all-hazards plans to the the Emergency Management Coordinator.
M. Garner

33. Discuss proposed Rules of Procedure for City Council's 2024-2026 term.
M. Garner

34. Discuss update on the alley regarding returning the dumpster for heavy trash pickup.
Councilwoman Arthur and Councilman Hairel

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:

35. *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 pending litigation in Docket No. 24-08-11842. (Sec.551.071).
*Legal advice concerning contract provisions related to Hotel Convention Center project (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

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

1. Vendor: Garfield Public Private — Workshop
   C. Boothe

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

2. Consider appeals and waivers to denial of an exemption from the City of Conroe's temporary moratorium on development.
   N. McGuire

3. Consider a Developer Participation Agreement with Meritage Homes to extend a 12" waterline from the Stillwater Development and Peoples Road North in the existing utility corridor through the TX A&M State Forestry to the Southeast corner of the Jacob's Reserve Development. — Workshop
   N. McGuire

4. Consider the Advance Procurement of Electrical Components for Water Plant No. 32. — Workshop
   N. McGuire

5.	Consider a Resolution designating authorized signatories for documents pertaining to the Community Development Block Grant Mitigation (CDBG-REGIONAL-MIT)- Conroe Sewer Improvements Project. N. McGuire	Workshop
6.	Consider the change order for the Tanglewood Phase 1A - Street Rehabilitation Project. N. McGuire	Workshop
7.	Consider a request for City Speed Zone Ordinance per TxDOT on South Loop 336. N. McGuire	Workshop
8.	Consider approval of the bid by Millennium Project Solutions, Inc. to expand the parking lot at the Conroe Police Department. L. Tipton	Workshop
9.	Consider options to move forward with Animal Shelter Operations. L. Tipton	Workshop
10.	Consider approving a change order for OJJCC construction project. N. Mikeska	Workshop
11.	Consider purchasing additional insurance for the Conroe Industrial Development Corporation Board (CIDC) and the Conroe Local Government Corporation (CLGC). N. Mikeska	Workshop
12.	Consider a Resolution amending Chapter 4 of the Personnel Manual regarding Official Holidays. N. Mikeska	Workshop
13.	Consider a Resolution Amending Chapter 4 of the Personnel Manual with regard to Longevity Pay. N. Mikeska	Workshop
14.	Consider the CIDC 2019 Sales Tax Revenue Bonds (STRB) Arbitrage Yield Reduction Liability Payment. C. Boothe	Workshop
15.	Consider adopting Rules of Procedure for City Council's 2024- 2026 term. M. Garner	Workshop
16.	Consider possible action on the alley regarding returning the dumpster for heavy trash pickup. Councilwoman Arthur and Councilman Hairel	Workshop

CONSENT AGENDA

17.	Consider approval of a Utility Extension Agreement between the City and Seven Coves Property, LLC, to provide City water and sewer service to 11900 Seven Coves Road. N. McGuire	Workshop
18.	Consider amendment to Appendix B of the Code of Ordinances prohibiting certain land uses within a specified area of city wells to protect the public water supply. N. McGuire	Workshop
19.	Consider manhole rehab project. N. McGuire	Workshop
20.	Consider installing EcoStruxure Automation Expert Equipment at remaining well locations. N. McGuire	Workshop
21.	Consider bid award for Municipal Court Delinquent Fines & Fees Collections. C. Roley	Workshop

22. Consider Stop Loss Insurance renewal for Self-Funded Health Plan. Workshop
A. Houser

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33. Consider the FY 23-24 4th Quarter Investment Report. Workshop
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34. Consider September 2024 Monthly Financial Summary Report. Workshop
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35. Consider Ordinance to require: new and renovated retail fuel stations, assisted living facilities, and convalescent/nursing facilities to have alternate power generation in the event of power outages; and require assisted living facilities and convalescent/nursing facilities to provide state mandated all-hazards plans to the the City's Emergency Management Coordinator. Workshop
M. Garner

36. Planning Commission Absences.
N. McGuire

37. Council Minutes held August 1, 2024 and August 7 & 8, 2024.
S. Quinlan

PAYMENT OF STATEMENTS

38. Vendor: Brookstone Construction
N. McGuire

39. Vendor: Buckalew Chevrolet
N. McGuire

40. Vendor: Carahsoft
C. Boothe

41. Vendor: DRC Emergency Services
N. McGuire

42. Vendor: Garfield Public Private
C. Boothe

43. Vendor: Larry Young Paving, Inc.
N. McGuire

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

45. Vendor: LEM Construction Co., Inc.
N. McGuire

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

47. Vendor:Masters Transportation, Inc.
N. Mikeska

48. Vendor:Masters Transportation, Inc.
N. Mikeska

49. Vendor: Metropolitan Transit Authority
N. Mikeska

50. Vendor: Montgomery County UD#3 & UD#4 WWTP
C. Boothe

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

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

53. Vendor: SAN JACINTO RIVER AUTHORITY/GRP DIVISION
C. Boothe

54. Vendor: Statewide Traffic Signal Company
N. McGuire

55. Stealth Partner Group
A. Houser

56. Vendor: Texas Commission on Environmental Quality
N. McGuire

57. Vendor: W.W. Payton Corporation
N. McGuire

58. Vendor: Weisinger Inc.
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 18th day of October 2024.

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.