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, NOVEMBER 13, 2024 - 2:00 P.M. - RECESS
RECONVENES: THURSDAY, NOVEMBER 14, 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. Consider FY 24-25 Hyatt Regency Conroe Hotel & Convention Center Operating Budget.
   N. Mikeska

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

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

3. Discuss OUTFRONT Media permit to convert a static face billboard to a digital billboard within City limits.
   N. McGuire

4. Discuss grinding and hauling bid award.
   N. McGuire

5. Discuss replacing Anua AiraShell biological media.
N. McGuire

6. Discuss water well 5 rehab.
N. McGuire

7. Discuss SHECO's invoice for Three phase service at Water Plant #29- Seven Coves.
N. McGuire

8. Discuss On-Call Engineering Services Proposal from Garver, LLC.
N. McGuire

9. Discuss a Resolution adopting various policies pertaining to the Community Development Block Grant Mitigation (CDBG-REGIONAL-MIT)-Conroe Sewer Improvements Project.
N. McGuire

10. Discuss a Development Agreement with MRSS Partners, LTD., Lennar Homes, M/I Homes, LLC. and the City of Conroe regarding infrastructure development within the Moran Ranch subdivision, specifically focusing on responsibilities until the completion of the Moran Ranch Water Plant.
N. McGuire

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

12. Conduct a Public Hearing regarding a contract with Linebarger, Goggan, Blair & Sampson, LLP.
C. Roley

13. Discuss renewal of Conroe Tax Abatement policies.
L. Palmer

14. Discuss awarding the Solid Waste and Recycling Collection and Transportation Agreement contract to Frontier Waste Solutions.
K. Brosch

15. Discuss a Resolution Amending and Restating the Resolution consenting to a Petition for the creation of Montgomery County Municipal District No. 158.
N. Mikeska

16. Discuss a Resolution Amending and Restating the Resolution Consenting to the addition of territory within the Boundaries of Montgomery County Municipal Utility District No. 158.
N. Mikeska

17. Discuss a Resolution Consenting to the addition of approximately 109 Acres of territory within the Boundaries of Montgomery County Municipal Utility District No. 158.
N. Mikeska

18. Conduct the 1st of two Public Hearings regarding two Strategic Partnership Agreements between the City of Conroe and Municipal Utility District No. 211 and Municipal Utility District No. 158. Pursuant to the proposed Strategic Partnership Agreements, the Districts agree to full purpose annexation of the District's territory by the City following an agreed period for development in the extraterritorial jurisdiction (ETJ) of the City.
N. Mikeska

19. Discuss the Conroe Catfish Festival continuing to use the Downtown location for the festival.
N. Mikeska

20. Discuss CDBG Housing Contract Award.
N. Mikeska

21. Discuss the operational expenses and needed repairs for the Westside Rec Center and the best use of the property.
N. Mikeska

22. Discuss a contract for the listing with a Broker and sale of the Sam Houston School.
N. Mikeska

23. Discuss the City of Conroe's Utility Billing and Municipal Court credit card processing change to Tyler ERP Payments and changing the Utility Billing charge to the percentage rate of 2.5% and Municipal Court patrons paying fees directly to Tyler ERP Payments.
N. Mikeska

24. Discuss the FY 25 Purchase Order to Montgomery County UD#3 for payments required under the Strategic Partnership Agreement Appendix C Section 4.02.
N. Mikeska

25. Discuss the FY 25 Purchase Order to Montgomery County UD#4 for payments required under the Strategic Partnership Agreement Appendix C Section 4.02.
N. Mikeska

26. Discuss the FY 25 Purchase Order to Montgomery County UD# 138-Pine Lake Cove Section for payments required under the Utility and Road Agreement Amendment 2.
N. Mikeska

27. Discuss the City of Conroe Multi-Factor Authentication (MFA) Policy.
C. Shively

28. Discuss the City of Conroe's Prohibited Technology and Covered Applications Policy
C. Shively

29. Discuss the renewal of our Microsoft Enterprise Agreement, as we are now in the final year of a three-year contract.
C. Shively

30. Discuss a proposed re-organization chart, for a better flow of City business and better distribution of staff.
G. Scott

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:

31. *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
THURSDAY, NOVEMBER 14, 2024 - 9:30 A.M.

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EXECUTIVE SESSION
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CALL TO ORDER

CALL OF ROLL

INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

CITIZEN INQUIRIES -- NOT TO EXCEED 30 MINUTES
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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. Consider FY 24-25 Hyatt Regency Conroe Hotel & Convention Center Operating Budget. — Workshop
   N. Mikeska

2. Consider purchasing additional insurance for the Conroe Industrial Corporation Board (CIDC) and the Conroe Local Government Corporation (CLGC). — Workshop
   N. Mikeska

ADJOURN CLGC MEETING, RESUME CITY COUNCIL MEETING

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

4. Consider OUTFRONT Media permit to convert a static face billboard to a digital billboard within City limits. — Workshop
   N. McGuire

5. Consider approval of On-Call Engineering Services Proposal from Garver, LLC. Workshop
N. McGuire

6. Consider a Resolution adopting various policies pertaining to the Community Development Block Grant Mitigation (CDBG-REGIONAL-MIT)-Conroe Sewer Improvements Project. Workshop
N. McGuire

7. Consider a Development Agreement with MRSS Partners, LTD., Lennar Homes, M/I Homes, LLC. and the City of Conroe regarding infrastructure development within the Moran Ranch subdivision, specifically focusing on responsibilities until the completion of the Moran Ranch Water Plant. Workshop
N. McGuire

8. Consider renewing Conroe's Tax Abatement Policy. Workshop
L. Palmer

9. Consider a Resolution Amending and Restating the Resolution consenting to a Petition for the creation of Montgomery County Municipal District No. 158. Workshop
N. Mikeska

10. Consider a Resolution Amending and Restating the Resolution Consenting to the addition of territory within the Boundaries of Montgomery County Municipal Utility District No. 158. Workshop
N. Mikeska

11. Consider a Resolution Consenting to the addition of approximately 109 Acres of territory within the Boundaries of Montgomery County Municipal Utility District No. 158. Workshop
N. Mikeska

12. Conduct the 2nd and final Public Hearing regarding two Strategic Partnership Agreements between the City of Conroe and Municipal Utility District No. 211 and Municipal Utility District No. 158. Pursuant to the proposed Strategic Partnership Agreements, the Districts agree to full purpose annexation of the District's territory by the City following an agreed period for development in the extraterritorial jurisdiction (ETJ) of the City. Workshop
N. Mikeska

13. Consider a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District No. 158. Pursuant to the proposed Strategic Partnership Agreement, the District agrees to full purpose annexation of the District's territory by the City following an agreed period for development in the extraterritorial jurisdiction (ETJ) of the City. Workshop
N. Mikeska

14. Consider a Strategic Partnership Agreement between the City of Conroe and Municipal Utility District No. 211. Pursuant to the proposed Strategic Partnership Agreement, the District agrees to full purpose annexation of the District's territory by the City following an agreed period for development in the extraterritorial jurisdiction (ETJ) of the City. Workshop
N. Mikeska

15. Consider resending the Conroe Catfish Festival's use of Downtown Conroe. Workshop
N. Mikeska

16. Consider the CDBG Housing Bid Award. Workshop
N. Mikeska

17. Consider the operational expenses and needed repairs for the Westside Rec Center and the best use of the property. Workshop
N. Mikeska

18. Consider a contract for the listing with a Broker and sale of the Sam Houston School. Workshop
N. Mikeska

19. Consider FY 25 Purchase Order to Montgomery County UD#3 for payments required under the Strategic Partnership Agreement Appendix C Section 4.02. Workshop
N. Mikeska

20. Consider the FY 25 Purchase Order to Montgomery County UD#4 for payments required under the Strategic Partnership Agreement Appendix C Section 4.02. Workshop
N. Mikeska

21. Consider the FY 25 Purchase Order to Montgomery County UD# 138-Pine Lake Cove Section for payments required under the Utility and Road Agreement Amendment 2. Workshop
N. Mikeska

22. Consider a proposed re-organization chart, for a better flow of City business and better distribution of staff. Workshop
G. Scott

23. Consider approval of an engagement agreement with Terrill & Waldrop a sole source service provider, for legal matters pertaining to pending litigation for 2024-2025, that will exceed $50,000.00.
N. Mikeska

24. Consider approval of an engagement agreement with Reynolds Frizzell, LLP and Douglas R. Drucker, sole source service providers for legal consultation pertaining to possible litigation for 2024-2025 that will exceed $50,000.
N. Mikeska

CONSENT AGENDA

25. Consider reappointment of Roger Harp to Conroe Civil Service Commission.
A. Houser

26. Consider grinding and hauling bid award. Workshop
N. McGuire

27. Consider replacing Anua AiraShell biological media. Workshop
N. McGuire

28. Consider water well 5 rehab. Workshop
N. McGuire

29. Consider SHECO's invoice for Three phase electrical service at Water Plant #29- Seven Coves. Workshop
N. McGuire

30. Consider bid award for Municipal Court Delinquent Fines & Fees Collection services. Workshop
C. Roley

31. Consider awarding the Solid Waste and Recycling Collection and Transportation Agreement contract to Frontier Waste Solutions. Workshop
K. Brosch

32. Consider the City of Conroe's Utility Billing and Municipal Court credit card processing change to Tyler ERP Payments and changing the Utility Billing charge to percentage rate of 2.5% and Municipal Court patrons paying fees directly to Tyler ERP Payments. Workshop
N. Mikeska

33. Consider the City of Conroe Multi-Factor Authentication (MFA) Policy. Workshop
C. Shively

34. Consider the City of Conroe's Prohibited Technology and Covered Applications Policy. Workshop
C. Shively

35. Consider the renewal of our Microsoft Enterprise Agreement, as we are now in the final year of a three-year contract. Workshop
C. Shively

36. Planning Commission Absences.
N. McGuire

37. Council Minutes held August 21 & 22, 2024.
S. Quinlan

PAYMENT OF STATEMENTS

38. Vendor: Brookstone Construction
N. McGuire

39. Vendor: DRC Emergency Services
N. McGuire

40. Vendor: DRC Emergency Services
N. McGuire

41. Vendor: Freese and Nicholes, Inc
N. McGuire

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

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

44. Vendor: Public Management
N. McGuire

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

46. Vendor: TML Intergovernmental Risk Pool
A. Houser

47. Vendor:San Jacinto River Authority/GRP Division
N. Mikeska

48. Vendor: Stealth Partner Group
A. Houser

49. Vendor: W.W. Payton Corporation
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 8th day of November, 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.