Mayor
Duke W. Coon

Mayor Pro Tem
Harry Hardman

Council Member, Place 1
David Hairel

Council Member, Place 2
Shana R. Arthur

Council Member, Place 4
Howard Wood

Council Member, Place 5
Marsha Porter

CITY OF CONROE

City Administrator
Gary A. Scott

Deputy City Administrator
Nancy S. Mikeska

Assistant City Administrator
Norman McGuire

City Attorney
Michael T. Garner

Interim City Secretary
Sami H. Quinlan

CITY OF CONROE COUNCIL MEETING AGENDA
CITY HALL, COUNCIL CHAMBERS
300 W. DAVIS, CONROE, TX 77301

CONVENES: FEBRUARY 26, 2025 -- 2:00 P.M.
RECONVENES: FEBRUARY 27, 2025 -- 9:30 A.M.

CALL TO ORDER

ROLL CALL

CITIZEN INQUIRIES -- NOT TO EXCEED 30 MINUTES

Citizen Inquiries are limited to 3 minutes per person. Speakers are limited to addressing only topics on the current agenda. The Citizen Inquiry Form is available on the table outside of the Council Chambers and must be completed and given to the Police Officer prior to the beginning of the meeting. Persons turning in incomplete Citizen Inquiry Forms will not be called upon to speak.

WORK SESSION

1. Administrative Update
   N. Mikeska

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

3. Discuss the consolidation of the work session agenda with the action agenda, to be held on one day, twice a month, on the second and fourth Thursdays of the month.
   Mayor and Council

4. Discuss Resolution for procurement policies and procedures applicable to all procurements made with Federal Funds.
   N. McGuire

5. Discuss a Utility Functions and Off-Site Utilities Agreement with Montgomery County Municipal Utility District No. 202A to extend water and sanitary sewer services in the District.
   N. McGuire

6. Discuss water well 22 rehab.
   N. McGuire

7. Discuss Variance Request for Westridge Cove Section 4 to extend the subdivision preliminary plat and land study approval beyond two years.
   N. McGuire

8. Discuss additional funds for Lufkin Armature Works, Inc. PO 25-00901.
   N. McGuire

9. Discuss Public Works generator grant bid award.
   N. McGuire

10. Discuss VERF large equipment purchases.
N. McGuire

11. Discuss amending Article VIII Chapter 70 Drought Contingency Plan.
N. McGuire

12. Discuss action to award Solicitation No. 2024-0406, Operations of the Woodlands Express and Conroe Connection Services (a joint procurement with the Woodlands Township).
N. Mikeska

13. Conduct a Public Hearing for two Direct Annexation Parcels of Land known as: 1) Parcel 2025-01, Fuel Max, which includes 2.999 acres of land, more or less, located south of Seven Coves, (FM 830), east of Farrell Rd and west of FM 2432; and 2) Parcel 2025-02, 12.397 acres of land, more or less, Located south of Highway 105 W, north of Serenity Rose Dr and east of Sapp Rd. Annexation to be effective February 27, 2025 at 11:59 P.M.
N. Mikeska

14. Discuss an Ordinance for the Annexation of Parcel 2025-01, Fuel Max, which includes 2.999 acres of land, more or less, located south of Seven Coves R (FM 830), east of Farrell Rd and west of FM 2432.
N. Mikeska

15. Discuss and Ordinance for the Annexation of Parcel No. 2025-02, 12.397 acres of land, more or less, Located south of Highway 105 W, north of Serenity Rose Dr and east of Sapp Rd.
N. Mikeska

16. Discuss a Petition consenting to the annexation of 12.397 acres of land, more or less, into the boundaries of the Municipal Utility District No. 142.
N. Mikeska

17. Discuss approval of Resolution of grant to purchase audio visual equipment.
J. Buckholtz

18. Discuss a Resolution authorizing the application and acceptance of the FY 25/26 Office of the Governor Crime Victim Assistance Program Grant.
J. Buckholtz

19. Discuss approval to authorize grant for the Crime Scene Unit Cellebrite software upgrade.
J. Buckholtz

20. Discuss a Resolution to approve the Crime Scene Unit Equipment Enhancement grant for FY24/25.
J. Buckholtz

21. Discuss an Ordinance prohibiting vehicles from parking on Loop 336.
J. Buckholtz

22. Discuss Monthly Financial Summary Report - January 2025.
N. Mikeska

23. Discuss the Certificates of Obligations, Series 2019 A&B Arbitrage Yield Reduction Payment.
N. Mikeska

24. Discuss a Resolution reappointing directors to the Conroe Municipal Management District No. 2 Board of Directors.
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 relating to:

25. *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).
*Legal advice concerning pending litigation in Docket No. 24-08-11842. (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

CITIZEN PARTICIPATION - NOT TO EXCEED 30 MINUTES

Citizen Participation comments are limited to 3 minutes per person. Speakers are permitted to make comments or address concerns regarding matters related to city business or affairs that are in the scope of the authority of the City Council. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the speaker. The Citizen Participation Form is available on the table outside of the Council Chambers. It must be completed and given to the Police Officer prior to the beginning of the meeting. Persons turning in incomplete Citizen Participation Forms will not be called upon to speak.

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

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.

Mayor
Duke W. Coon

Mayor Pro Tem
Harry Hardman

Council Member, Place 1
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CITY OF CONROE COUNCIL MEETING AGENDA
CITY HALL, COUNCIL CHAMBERS
300 W. DAVIS, CONROE, TX 77301

RECONVENE
FEBRUARY 27, 2025 -- 9:30 A.M.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

CITIZEN INQUIRIES -- NOT TO EXCEED 30 MINUTES
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ACTION AGENDA

1. Consider appeals and waivers to denial of an exemption from the City of Conroe's temporary moratorium on development. — Workshop
   N. McGuire
2. Consider the consolidation of the work session agenda with the action agenda, to be held on one day, twice a month, on the second and fourth Thursdays of the month. — Workshop
   Mayor and Council
3. Consider Resolution for procurement policies and procedures applicable to all procurements made with Federal Funds. — Workshop
   N. McGuire
4. Consider amending Article VIII Chapter 70 Drought Contingency Plan. — Workshop
   N. McGuire
5. Consider a Utility Functions and Off-Site Utilities Agreement with Montgomery County Municipal Utility District No. 202A to extend water and sanitary sewer services in the District. — Workshop
   N. McGuire
6. Consider Variance Request for Westridge Cove Section 4. — Workshop
   N. McGuire
7. Consider additional funds for Lufkin Armature Works, Inc. PO 25-00901. — Workshop
   N. McGuire

8.	Consider VERF large equipment purchases. N. McGuire	Workshop
9.	Consider action to award Solicitation No. 2024-0406, Operations of the Woodlands Express and Conroe Connection Services (a joint procurement with the Woodlands Township). N. Mikeska	Workshop
10.	Consider an Ordinance for the Annexation of Parcel 2025-01, Fuel Max, which includes 2.999 acres of land, more or less, located south of Seven Coves R (FM 830), east of Farrell Rd and west of FM 2432. N. Mikeska	Workshop
11.	Consider an Ordinance for the Annexation of Parcel No. 2025-02, 12.397 acres of land, more or less, Located south of Highway 105 W, north of Serenity Rose Dr and east of Sapp Rd. N. Mikeska	Workshop
12.	Consider a Petition consenting to the annexation of 12.397 acres of land, more or less, into the boundaries of the Municipal Utility District No. 142. N. Mikeska	Workshop
13.	Consider a Resolution to approve the Crime Scene Unit Equipment Enhancement grant for FY24/25. J. Buckholtz	Workshop
14.	Consider an Ordinance prohibiting vehicles from parking on Loop 336. J. Buckholtz	Workshop
15.	Authorize staff to enter into negotiations with the SJRA staff to settle the SJRA water lawsuit. Councilwoman Arthur	Executive Session
16.	Authorize staff to enter into an agreement for the purchase of surface water from the SJRA in the interim during the settlement negotiations. Councilwoman Arthur	Executive Session

The Consent Agenda may be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by the Mayor, any Council Member, or the City Administrator.

CONSENT AGENDA

17.	Consider water well 22 rehab. N. McGuire	Workshop
18.	Consider Public Works generator grant bid award. N. McGuire	Workshop
19.	Consider approval of Resolution of grant to purchase audio visual equipment. J. Buckholtz	Workshop
20.	Consider a Resolution authorizing the application and acceptance of the FY 25/26 Office of the Governor Crime Victim Assistance Program Grant. J. Buckholtz	Workshop
21.	Consider approval to authorize grant for the Crime Scene Unit Cellebrite software upgrade. J. Buckholtz	Workshop
22.	Consider Monthly Financial Summary Report - January 2025. N. Mikeska	Workshop
23.	Consider the Certificates of Obligations, Series 2019 A&B Arbitrage Yield Reduction Payment. N. Mikeska	Workshop
24.	Consider a Resolution to reappoint Directors to the Conroe Municipal Management District No. 2 Board of Directors. M. Garner	Workshop

PAYMENT OF STATEMENTS

25. Vendor: Landtech, Inc.
N. McGuire

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

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

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

29. Vendor: Lockwood, Andrews & Newman, Inc.
N. McGuire

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

31. Vendor: Troy Atkinson
N. McGuire

32. Vendor: Vulcan Construction Materials, LLC
N. McGuire

33. Vendor: WW 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 21st day of February 2025.

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.

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