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 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

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

CONVENES: JULY 9, 2025 -- 2:00 P.M.
RECONVENES: JULY 10, 2025 -- 6:00 P.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 temporary moratorium on development.
   N. McGuire

3. Discuss the purchase of 2024-2025 VERF Tahoes.
   N. McGuire

4. Discuss the Design-build Contract with SLI Group LLC for Fire Station #8.
   P. Sims

5. Discuss the purchase of a Lenco Bearcat G3 vehicle for SWAT, using Department of Justice seized funds that have been allocated for Law Enforcement purposes through the Federal Asset Forfeiture Program.
J. Buckholtz

6. Discuss a Petition consenting to the annexation of 1.585 acres of land, more or less, into the boundaries of the Stanley Lakes Municipal Utility District; and to be included into the Strategic Partnership Agreement between the City and the District.
N. Mikeska

7. Discuss a privately funded water infrastructure proposal.
N. Mikeska

8. Discuss adopting the Conroe Public Transportation Agency Safety Plan (PTASP) in adherence to the Federal Transit Administration final rule (49 CFR Part 673).
N. Mikeska

9. Discuss an Agreement with Meals on Wheels Montgomery County and Texas New Community Alliance for use of the Section 5310 Senior and Individuals with Disabilities apportionment for the Conroe-The Woodlands UZA.
N. Mikeska

10. Discuss the FY 24-25 2nd Quarter Investment Report.
M. Monteilh

11. Discuss an Ordinance amending Chapter 94 - Subdivisions, of the Code of Ordinances as it relates to Article II, Administration and Article III, Approval of Plats and Platting.
M. Garner

12. Conduct a Public Hearing regarding an Ordinance of the City Council of the City of Conroe, Texas, amending Chapter 94 of the Code of Ordinances, City of Conroe, Texas related to subdivisions; providing for an effective date and other related matters.
M. Garner

13. Discuss the 2025 appointments to the Houston Galveston Area Council General Assembly and Board of Directors.
M. Garner

14. Discuss engaging the legal services of Feldman and Feldman for various overflow legal matters, in an amount not to exceed $150,000.00.
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:

15. *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 or contemplated litigation. (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
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COUNCIL MEETING AGENDA
CITY HALL, COUNCIL CHAMBERS
300 W. DAVIS, CONROE, TX 77301

RECONVENES: JULY 10, 2025 -- 6:00 P.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 the purchase of 2024-2025 VERF Tahoes. — Workshop
   N. McGuire

2. Consider approval of Design-Build Contract with SLI Group LLC for Fire Station #8. — Workshop
   P. Sims

3. Consider the purchase of a Lenco Bearcat G3 vehicle for SWAT, using Department of Justice seized funds that have been allocated for Law Enforcement purposes through the Federal Asset Forfeiture Program. — Workshop
J. Buckholtz

4. Consider a Petition consenting to the annexation of 1.585 acres of land, more or less, into the boundaries of the Stanley Lakes Municipal Utility District; and to be included into the Strategic Partnership Agreement between the City and the District. — Workshop
N. Mikeska

5. Consider the purchase of 12.8439 acres of land, more or less, identified by Montgomery County Appraisal District Parcel Numbers 463316, 424103 as per Executive Session and authorize the Mayor to sign a purchase contract and related documents. — Executive Session
N. Mikeska

6. Consider a privately funded water infrastructure proposal and provide direction to staff. — Workshop
N. Mikeska

7. Consider an Ordinance amending Chapter 94 - Subdivisions, of the Code of Ordinances, as it relates to Article II, Administration and Article III, approval of Plats and Platting. — Workshop
M. Garner

8. Consider the 2025 appointments to the Houston Galveston Area Council General Assembly and Board of Directors. — Workshop
M. Garner

9. Consider engaging the legal services of Feldman and Feldman for various overflow legal matters, in an amount not to exceed $150,000.00. — Workshop
M. Garner

10. Appointment of Mayor Pro Tem.
Mayor Coon

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

11. Consider appeals and waivers to denial of an exemption from the temporary moratorium on development. — Workshop
N. McGuire

12. Consider adopting the Conroe Public Transportation Agency Safety Plan (PTASP) in adherence to the Federal Transit Administration final rule (49 CFR Part 673). — Workshop
N. Mikeska

13. Consider an Agreement with Meals on Wheels Montgomery County and Texas New Community Alliance for use of the Section 5310 Senior and Individuals with Disabilities apportionment for the Conroe-The Woodlands UZA. Workshop
N. Mikeska

14. Consider the FY 24-25 2nd Quarter Investment Report. Workshop
M. Monteilh

PAYMENT OF STATEMENTS

15. Vendor: Freese and Nichols, Inc.
N. McGuire

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

17. Vendor: Millennium Project Solutions
N. McGuire

18. Vendor: OpenGov / Cartegraph
C. Shively

19. Vendor: T & G Services
N. McGuire

20. Vendor: Texas Department of Transportation
N. McGuire

21. Vendor: Texkota Enterprises LLC
N. McGuire

22. Vendor: Vera Industries LLC
N. McGuire

23. Vendor: Weisinger Inc.
N. McGuire

24. 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 3rd day of July, 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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