Mayor
Duke W. Coon

Mayor Pro Tem
Howard Wood

Council Member, Place 1
David Hairel

Council Member, Place 2
Shana R. Arthur

Council Member, Place 3
Harry Hardman

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: AUGUST 13, 2025 -- 2:00 P.M.
RECONVENES: AUGUST 14, 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 a Resolution regarding the Blackfin Pipeline LLC project.
   Mayor Coon

3. Discuss extension of the temporary Development Moratorium within certain specified areas of the city.
   N. McGuire

4. Conduct a Public Hearing on an Ordinance of the City Of Conroe, Texas, enacting a temporary moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction in certain, specified areas of the city; providing for an effective date, extensions, exceptions and exemptions, appeals, and other related matters.
   N. McGuire

5. Discuss the Agreement Between the City of Conroe and Conroe Independent School District for Public Infrastructure and Development Coordination Related to School Facility Improvements and upgrading the City's infrastructure.
   N. McGuire

6. Discuss the Agreement among the City of Conroe, Conroe Independent School District, MUD 207, and Bradbury Development Limited for planned infrastructure improvements.
   N. McGuire

7. Discuss the design proposal from LJA Engineering for the Boggie Creek Drainage Project.
   N. McGuire

8. Discuss bid award for drainage improvement of Gulfstream & Northampton.
   N. McGuire

9. Discuss award of Hazard Mitigation Grant Program (HMGP) 4705.
   N. McGuire

10. Discuss bid award to Larry Young Paving Inc. in the amount of $4,319,816.80 for street rehabilitation of Tanglewood-Briarwood phase 2B.
    N. McGuire

11. Discuss Resolution for Texas Department of Transportation Project 0675-08-128.
    N. McGuire

12. Discuss stormwater utility fee study.
    N. McGuire

13. Discuss Conroe Service Area Hydraulic Water Modeling.
    N. McGuire

14. Discuss requested release of a 10-ft. utility easement located between Lots 7-8, in Block 1, Section 5, of the April Sound Subdivision.
    N. McGuire

15. Conduct a Public Hearing for the requested release of a 10-ft. utility easement located between Lots 7-8, in Block 1, Section 5, of the April Sound Subdivision.
    N. McGuire

16. Discuss 3rd Amendment to Lease Agreement with CenterPoint Entergy Houston Electric, LLC
    P. Sims

17. Discuss Award Contract for Depository Services.
    A. Gibbs

18. Discuss Updates to the FY 25-26 Budget.
    A. Gibbs

19. Discuss Excess Collections for 2024 Debt Service and Certification for Debt Service Collection Rate for FY 2025-2026.
    A. Gibbs

20. Discuss the Submission of the 2025 No-New-Revenue and Voter-Approval Tax Rates.
A. Gibbs

21. Discuss Proposing a Tax Rate of $0.4613 and Setting a Public Hearing on the FY 25-26 Tax Rate.
A. Gibbs

22. Discuss proposed amendments to City of Conroe Personnel policies.
A. Houser

23. Discuss a Resolution to approve Montgomery County Emergency Communication District's budget for the 2026 Fiscal Year.
M. Garner

24. Discuss a Resolution to cast the City's ballot in the election of a member of the Board of Managers of the Montgomery County Emergency Communication District.
M. Garner

25. Discuss an Ordinance of the City Council of the City of Conroe, Texas calling for a Special Election on November 4, 2025, for the purpose of submitting proposed Charter Amendments to the qualified voters of the City of Conroe; providing for the conduct of the election; and for other related matters.
G. Scott and N. Mikeska

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:

26. *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.