NOTICE OF REGULAR
CONROE CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS – 300 WEST DAVIS ST.

CONVENES: WEDNESDAY, OCTOBER 21, 2020 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, OCTOBER 22, 2020 – 9:30 A.M. - ADJOURN

EXECUTIVE SESSION At any time during the 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.

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

A.	Discuss the 2020-2021 Arts & Culture Grants Disbursements.	**P. Virgadamo**
B.	Discuss 2021 CVB Hotel Occupancy Tax (HOT) Grants.	**S. Overby**
C.	Discuss a Resolution authorizing amendments to the CDBG 2020 Annual Action Plan; accepting the CDBG-CV Round 2 funding and authorizing the Mayor Pro Tem to sign any necessary documents for transmittal to the U.S. Department of Housing and Urban Development.	**N. Mikeska**
D.	**Recess Open Meeting in order to conduct the 1st of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and MUD 140.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Pro Tem Coon**
E.	**Recess Open Meeting in order to conduct a Public Hearing for the 2020 Owner-requested**	**Mayor Pro Tem Coon**

(VOLUNTARY)
Annexation of Parcels as listed:

<u>Parcel 2020-06</u> Methodist Day Care Center, 2.449 acres of land, generally located east of Interstate Highway 45 and south of State Highway 242.

<u>Parcel 2020-07</u> MUD 177 Moran Ranch, 208.41 acres of land, generally located east of Interstate Highway 45, north of FM 830, and west of State Highway 75.

<u>Parcel 2020-08</u> MUD 183, 393.93 acres of land, generally located west of Old Highway 105, east of McCaleb Road and north of FM 2854.

<u>Parcel 2020-09</u> Forest Creek Estates, 60.765 acres of land, generally located west of Interstate Highway 45 and north of FM 830.

<u>Parcel 2020-10</u> Mackenzie Creek 3, 21.998 acres of land, generally located north of Creighton Road and east of FM 1314, adjacent to the existing Mackenzie Creek Subdivision.

- **Conduct hearing and receive comments**
- **Reconvene Open Meeting**

F. Discuss appointment of Representative and Alternate to the General Assembly of The Houston-Galveston Area Council for the year 2021. **T. Woolley**

G. Discuss Resolution authorizing submission of an application to the Texas General Land Office (GLO) for funding under the Community Development **T. Woolley**

	Block Grant – Mitigation (CDBG-MIT) Program for mitigation efforts under Hurricane Harvey State Competition.	
H.	Discuss awarding the Professional Engineering Services Contract for the Downtown Alley Beautification Conversion.	**T. Woolley**
I.	Discuss the proposed amendment to Chapter 82 of the City of Conroe RV Park and Tiny Homes Ordinance.	**T. Woolley**
J.	Discuss Chapter 14-35(g) additional conditions on building permits.	**T. Woolley**
K.	Discuss plans to develop 844 Beachwalk into a tiny home community.	**T. Woolley**
L.	Discuss bid award for landscaping services (weeding, pruning/trimming and mulching) pertaining to Parks and Recreation, Police Department, Fire Department, Transportation, and Conroe Tower.	**M. Riggens**
M.	Discuss Change Order request for Christensen Building Group regarding design, purchase and installation of emergency generator to operate new building and water evacuation pumps to mitigate flooding.	**J. Christy**
N.	Discuss Change Order request for Christensen Building Group regarding expansion of asphalt parking lot.	**J. Christy**
O.	Discuss an approval of a Resolution of the City Council of the City of Conroe, Texas authorizing the Issuance of the Conroe Industrial Development	**S. Williams**

	Corporation Sales Tax Revenue Refunding Bonds, Taxable Series 2020; Awarding Sale of the Bonds; and Containing Other Provisions Related Thereto.	
P.	Discuss Ordinance approving 2020 updated Service and Assessment Plan for Canyon Creek PID.	**M. Winberry**
Q.	Discuss Ordinance approving public improvement district assessments against lots in Canyon Creek Section 4 in the Canyon Creek Public Improvement District.	**M. Winberry**
R.	Discuss Second Amendment to Utility and Road Agreement with Montgomery County Municipal Utility District No 138.	**M. Winberry**
S.	Discuss Ordinance amending in its entirety Chapter 18, Article IX, Code of Ordinances City of Conroe, Texas related to the regulation of Unattended Donation Bins (UDBs) to provide for the permitting and regulations of UDBs within the corporate limits of the City.	**M. Winberry`**
T.	Discuss sound barrier wall along Highway 105 (April Sound).	**Councilman Czajkoski**
U.	**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, Sections 551.071 and 551.072:**	**Mayor Pro Tem Coon**

- **SJRA GRP Contract Litigation (Sec. 551.071)**
- **QUADVEST, LP, et al vs. SJRA vs CITY OF CONROE, ET AL (Sec. 551.071)**
- **Deliberation concerning the purchase, exchange, lease or value of real property (Sec. 551.072)**

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

RECONVENE

THURSDAY, OCTOBER 22, 2020 – 9:30 A.M.

CALL TO ORDER
CALL OF ROLL
INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

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.

ACTION AGENDA

1.	**Recess Open Meeting in order to conduct the 2nd of two Public Hearings regarding a Strategic Partnership Agreement between the City of Conroe and MUD 140.** **•Conduct hearing and receive comments** **•Reconvene Open Meeting**	**Mayor Pro Tem Coon**
2.	Consider approval of Strategic Partnership Agreement between the City of Conroe and Municipal Utility District 140.	**N. Mikeska**
3.	Consider approval of Service Agreement for the VOLUNTARY (owner-requested) Annexation Parcel 2020-06; Methodist Day Care Center, 2,449 acres of land, generally located east of Interstate Highway 45 and south of State Highway 242.	**N. Mikeska**
4.	Consider approval of Service Agreement for the VOLUNTARY (owner-requested) Annexation Parcel 2020-07; MUD 177 Moran Ranch, 208.41 acres of land, generally located east of Interstate Highway 45, north of FM 830, and west of State Highway 75.	**N. Mikeska**
5.	Consider approval of Service Agreement for the VOLUNTARY (owner-requested) Annexation Parcel 2020-08; MUD 183, 393.93 acres of land, generally located west of Old Highway 105, east of McCaleb Road and north of FM 2854.	**N. Mikeska**
6.	Consider approval of Service Agreement for the VOLUNTARY (owner-requested) Annexation Parcel 2020-09; Forest Creek Estates, 60.765 acres of land, generally located west of Interstate Highway 45 and north of FM 830.	**N. Mikeska**
7.	Consider approval of Service Agreement for the VOLUNTARY (owner-requested) Annexation Parcel 2020-10; Mackenzie Creek 3, 21.998 acres of land, generally located north of Creighton Road and east of FM 1314, adjacent to the existing Mackenzie Creek Subdivision.	**N. Mikeska**
8.	Consider adoption of an Ordinance for the VOLUNTARY (owner-requested) Annexation Parcel 2020-06; which includes the area known as Methodist Day Care Center, 2,449 acres of land, generally located east of Interstate Highway 45 and south of State Highway 242.	**N. Mikeska**
9.	Consider adoption of an Ordinance for the VOLUNTARY (owner-requested) Annexation Parcel 2020-07; which includes the area known as MUD 177 Moran Ranch, 208.41 acres of land, generally located east of Interstate Highway 45, north of FM 830, and west of State Highway 75.	**N. Mikeska**
10.	Consider adoption of an Ordinance for the VOLUNTARY (owner-requested) Annexation Parcel 2020-08; which includes the area known as MUD 183, 393.93 acres of land, generally located west of Old Highway 105, east of McCaleb Road and north of FM 2854.	**N. Mikeska**

11.		Consider adoption of an Ordinance for the VOLUNTARY (owner-requested) Annexation Parcel 2020-09; which includes the area known as Forest Creek Estates, 60.765 acres of land, generally located west of Interstate Highway 45 and north of FM 830.	**N. Mikeska**
12.		Consider adoption of an Ordinance for the VOLUNTARY (owner-requested) Annexation Parcel 2020-10; which includes the area known as Mackenzie Creek 3, 21.998 acres of land, generally located north of Creighton Road and east of FM 1314, adjacent to the existing Mackenzie Creek Subdivision.	**N. Mikeska**
13.	**Workshop**	Consider the proposed amendment to Chapter 82 of the City of Conroe RV Park and Tiny Homes Ordinance.	**T. Woolley**
14.	**Workshop**	Consider Chapter 14-35(g) Additional conditions on building permits.	**T. Woolley**
15.	**Workshop**	Consider plans to develop 844 Beachwalk into a tiny home community.	**T. Woolley**
16.	**Workshop**	Consider an approval of a Resolution of the City Council of the City of Conroe, Texas authorizing the Issuance of the Conroe Industrial Development Corporation Sales Tax Revenue Refunding Bonds, Taxable Series 2020; Awarding Sale of the Bonds; and Containing Other Provisions Related Thereto.	**S. Williams**
17.		FY 19-20 4th Quarter Investment Report.	**S. Williams**
18.		OPEB Trust (Retiree Insurance) FY 19-20 4th Quarter Investment Report.	**S. Williams**
19.	**Workshop**	Consider Ordinance approving 2020 updated Service and Assessment Plan for Canyon Creek PID.	**M. Winberry**
20.		**Recess Open Meeting in order to conduct a Public Hearing on proposed public improvement district assessments against lots in Canyon Creek Section 4 in the Canyon Creek Public Improvement District.** • **Conduct hearing and receive comments** • **Reconvene Open Meeting**	**Mayor Pro Tem Coon**
21.	**Workshop**	Consider an Ordinance approving public improvement district assessments against lots in Canyon Creek Section 4 in the Canyon Creek Public Improvement District.	**M. Winberry**
22.	**Workshop**	Consider Second Amendment to Utility and Road Agreement with Montgomery County Municipal Utility District No 138.	**M. Winberry**
23.	**Workshop**	Consider Ordinance amending in its entirety Chapter 18, Article IX, Code of Ordinances City of Conroe, Texas related to the regulation of Unattended Donation Bins (UDBs) to provide for the permitting and regulations of UDBs within the corporate limits of the City.	**M. Winberry**

CONSENT AGENDA

24.	**Workshop**	Consider approval of the 2020-2021 Arts & Culture Grants Disbursements.	**P. Virgadamo**
25.	**Workshop**	Consider 2021 CVB Hotel Occupancy Tax (HOT) Grants.	**S. Overby**
26.	**Workshop**	Consider a Resolution authorizing amendments to the CDBG 2020 Annual Action Plan; accepting the CDBG-CV Round 2 funding and authorizing the Mayor Pro Tem to sign any necessary documents for transmittal to the U.S. Department of Housing and Urban Development.	**N. Mikeska**
27.	**Workshop**	Consider appointment of Representative and Alternate to the General Assembly of The Houston-Galveston Area Council for the year 2021.	**T. Woolley**

28.	**Workshop**	Consider Resolution authorizing submission of an application to the Texas General Land Office (GLO) for funding under the Community Development Block Grant – Mitigation (CDBG-MIT) Program for mitigation efforts under Hurricane Harvey State Competition.	**T. Woolley**
29.	**Workshop**	Consider awarding the Professional Engineering Services Contract for the Downtown Alley Beautification Conversion.	**T. Woolley**
30.	**Workshop**	Consider bid award for landscaping services (weeding, pruning/trimming and mulching) pertaining to Parks and Recreation, Police Department, Fire Department, Transportation, and Conroe Tower.	**M. Riggens**
31.	**Workshop**	Consider Change Order request for Christensen Building Group regarding design, purchase and installation of emergency generator to operate new building and water evacuation pumps to mitigate flooding.	**J. Christy**
32.	**Workshop**	Discuss Change Order request for Christensen Building Group regarding expansion of asphalt parking lot.	**J. Christy**
33.		Council Meeting Minutes held September 10, 2020.	**S. Gorjón**
34.		Payment of statements.	**S. Williams**

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 16th day of October, 2020.

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Soco M. Gorjón, 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.