

MINUTES OF THE
CONROE CITY COUNCIL

MAY 25, 2017

CALL TO ORDER
CALL OF ROLL

PRESENT: Mayor Powell
Mayor Pro Tem Coon
Council Members Gibson, Martin, Ham, and Snider
City Administrator Paul Virgadamo
City Attorney Marcus Winberry
City Secretary Soco M. Gorjón

After a roll call by the City Secretary establishing a quorum was present, the regular meeting was called to order at 9:30 a.m. by Mayor Powell.

The meeting agenda, which was posted in accordance with the Texas Government Code, Chapter 551, was presented.

Agenda folders containing data relating to agenda items had been furnished to Council Members prior to the meeting of the Council.

Agenda items were considered by the Council. The action taken concerning such item is shown on the official Council Action Sheet attached hereto and made a part of these Minutes.

After all business properly brought before the Council had been considered, City Council adjourned.



Toby Powell, Mayor

ATTEST:



Soco M. Gorjón, City Secretary

OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

The May 24, 2017 Council Workshop Meeting was cancelled due to a lack of a quorum.

INVOCATION/PLEDGE: Pastor Raymond McDonald – Vineyard Church

Mayor Powell recognized Police Officer A. Stainbrook for his 22 years of service.

Mayor Powell proudly announced that the City of Conroe was recognized as the No. 1 growing U.S. City nationwide. He thanked and recognized each department head for a job well done.

Communications Coordinator Victoria Endsley addressed Mayor and Council to invite them to the grand opening celebration of the Lone Star Community Radio Station that would take place today from 5 to 7 pm

Mayor Powell recognized the Parks and Recreation Department for receiving the 2016 “Best of Aquatics Award in Programing” from Aquatic International. Mayor Powell informed that the award was presented during the Association of Aquatic Professionals Conference in St. Petersburg, Florida.

EMPLOYEE OF THE MONTH: Lt. Brandon Ferrell – Fire Department

SERVICE AWARDS:
1-Year Service - Liz Patterson – Administration
10-Year Service – Nancy Mikeska – Community Development
30-Year Service – Cherie Angier – Aquatics Department

PROCLAMATIONS: Public Works Week – May 22-26, 2017
Volunteer of the Americas – 100 Years of Services

CITIZEN INQUIRY

None

HOTAX FUNDS – ANNUAL GREATER HOUSTON COIN CLUB’S MONEY SHOW

CVB Manager Harold Hutcheson asked Council to consider using \$12,000 from reserve Hotel Occupancy Tax (HOTax) funds for marketing of the Annual Greater Houston Coin Club’s “Money Show”, a non-profit organization. Mr. Hutcheson pointed out that this show has a 60-year history of success, which gives us the assurance that it will also succeed here in Conroe.

Councilman Ham wanted to make sure that the City would be in charge of our marketing dollars. Mr. Hutcheson answered in the affirmative.

A motion was made by Councilman Martin to approve the use of \$12,000 from reserve Hotel Occupancy Tax (HOTax) funds for marketing the Annual Greater Coin Club’s “Money show”, a non-profit organization as presented. Councilman Gibson seconded, and the motion carried unanimously.

CONROE HOTEL REGULATIONS

CVB Manager Harold Hutcheson presented the proposed Conroe Hotel Regulations for construction of new properties for Council’s review and consideration. Mr. Hutcheson pointed out that the Legal Department was in agreement with the proposed regulations.

A motion was made by Mayor Pro Tem Coon to approve the proposed Conroe Hotel Regulations for construction of new properties as presented. Councilman Gibson seconded, and the motion carried unanimously.

DEVELOPER PARTICIPATION AGREEMENT – TPLC29, LLC

Public Works Director Scott Taylor presented the proposed Developer Agreement between the City and TPLC29, LLC to extend City water and sewer mains from the existing mains across SH 105 to approximately 47-commercial acres located within the City Limits for Council's review and consideration. Mr. Taylor informed that in exchange, the Developer would assist the City with land acquisition for a City elevated water tower site and an associated access easement. Staff recommended approval.

A motion was made by Councilman Martin to approve the proposed Developer Participation Agreement between the City and TPLC29, LLC to extend City water and sewer mains from the existing main across SH 105 as presented. Councilman Ham seconded, and the motion carried unanimously.

PARK WEST – A UNIT DEVELOPMENT SUBDIVISION

Community Development Director Nancy Mikeska asked Council to consider issues related to a Unit Development Subdivision, located off W. Davis, known as Park West. Ms. Mikeska pointed out that the developer was requesting a variance from the Tree Ordinance; by only planting two trees per lot instead of the three required trees, but planting the third tree at the detention area at the end of the cul-de-sac.

Design Developer addressed Council and pointed out that this subdivision would give strict deed restrictions
A motion was made by Councilman Ham to approve the proposed Unit Development Subdivision, located off W. Davis, known as Park West, as discussed and presented. Mayor Pro Tem Coon seconded, and the motion carried unanimously.

AMEND THE DOWNTOWN DISTRICT SIGN REGULATIONS – ARTICLE 2, SEC. 90-25

Community Development Director Nancy Mikeska presented the proposed amendments to the Downtown District Sign Regulations, Article 2, Section 90-25 of the Code of Ordinances for Council's review and consideration. It was pointed out that things that were already on the ground would be grandfathered. After a lengthy discussion, it was agreed to increase the boundaries.

A motion was made by Councilman Gibson to approve the amendments to the Downtown District Sign Regulation, Article 2, Section 90-25, of the Code of Ordinance as discussed and presented. Councilman Ham seconded, and the motion carried unanimously.

APRIL 2017 MONTHLY FINANCIAL SUMMARY REPORT

Assistant City Administrator/CFO Steve Williams presented a detailed monthly financial summary report for the month of April 2017 to Mayor and Council for their review.

After Mr. Williams' presentation, Councilman Gibson made a motion to approve the April 2017 Monthly Financial Summary Report as presented. Councilman Martin seconded, and the motion carried unanimously.

CHANGE ORDER – IH-45 ACCESS ROAD PAVING PROJECT (GRAND CENTRAL AREA)

Public Works Director Scott Taylor asked Council to consider approval of proposed Change Order in the amount of \$152,711.09 for the IH-45 Access Road Paving Project, Grand Central Area. Mr. Taylor pointed out that the Change Order represented the quantities overages and additional pay items not part of the original contract. He informed that these items would be 100% reimbursable by the developer. Staff recommended approval.

A motion was made by Councilman Martin to approve the proposed Change Order for the IH-45 Access Road Paving Project (Grand Central Area) as discussed and presented. Councilman Ham seconded, and the motion carried unanimously.

TRAFFIC SIGNAL IMPROVEMENTS BID - FM 1484 AND TECHNOLOGY PARKWAY

Public Works Director Scott Taylor informed Council that the project consisted of the installation of a new traffic signal with a fully actuated traffic signal controller using radar detection at the intersection of FM 1484 and Technology Parkway. Mr. Taylor pointed out that staff recommended awarding the construction contract to Traf-Tex, Inc. in the amount of \$349,329.00.

A motion was made by Councilman Ham to award the construction contract bid for the Traffic Signal Improvements at FM 1484 and Technology Parkway to Traf-Tex, Inc. as presented. Councilman Gibson seconded, and the motion carried unanimously.

WINDSOR LAKES LIFT STATION CONSTRUCTION BID

Public Works Director Scott Taylor asked Council to consider awarding the construction contract to LEM in the amount of \$3,759,280.00. Mr. Taylor pointed out that the project would consist of a fully operational automated quadruplex lift station.

Mayor Pro Tem Coon asked if the timeframe could be negotiated. Mr. Taylor answered in the affirmative. After a lengthy discussion, it was agreed that both Mayor Pro Tem Coon and Mayor Powell would be part of the negotiation meeting

A motion was made by Councilman Ham to award the Windsor Lakes Lift Station Construction Contract Bid to LEM subject to negotiating the completion date as discussed. Councilman Gibson seconded, and the motion carried unanimously.

MOBILE DATA TERMINAL PURCHASE – PCS MOBILE

Assistant Fire Chief Mike Legoues, asked Council to consider awarding the mobile data terminal (MDT) purchase to PCS Mobile based on Department of Information Services (DIR) contract price of \$97,709.94.

A motion was made by Councilman Gibson to award MDT replacement/upgrade purchase to PCS Mobile as presented. Councilman Snider seconded, and the motion carried unanimously.

HEAVY TRUCK ENGINE REPAIRS BID

Assistant City Administrator/CFO Steve Williams asked Council to consider awarding the bid to Rush Truck Center. Mr. Williams pointed out that this would be for on-site engine repairs.

A motion was made by Mayor Pro Tem Coon to award the Heavy Truck Engine Repairs Bid to the lowest bidder, Rush Truck Center as discussed. Councilman Ham seconded, and the motion carried unanimously.

QUARTERLY REPORT – TPPROPERTY LLC (LA TORRETA)

City Attorney Marc Winberry presented the quarterly report on tourism promotional expenditures provided under the HOT agreement with TPProperty LLC as required by the agreement.

A motion was made by Mayor Pro Tem Coon approve the quarterly report on HOT promotional activities by TPProperty LLC (La Torreta) as discussed and presented. Councilman Martin seconded, and the motion carried unanimously.

COMMISSION AND BOARD MEETING ABSENCES

Public Works Director Scott Taylor addressed Council and informed that there were no members absent from the April 6, 2017 or from the April 20, 2017 meeting.

A motion was made by Councilman Martin to approve the Commission and Board Meeting absence report and presented. Councilman Ham seconded, and the motion carried unanimously.

COUNCIL MINUTES - MAY 1, 2017 AND MAY 10 & 11, 2017

City Secretary Soco M. Gorjón presented the City Council Minutes held May 1, 2017, and May 10 and 11, 2017 for Council's review and consideration.

A motion was made by Councilman Martin to approve the City Council Minutes held May 1, 2017 and May 10 and 11, 2017 as presented. Councilman Gibson seconded, and the motion carried unanimously.

PAYMENT OF STATEMENTS

• Buckalew Chevrolet	Inv. No. T161650-1 - 2017 Chevrolet Caprice Patrol Vehicles	\$ 82,530.00
• Jerdon Enterprises	Inv. No. 5394-02 – FEMA – Culvert Replacement/Construction	\$ 88,767.00
• Triple B Services, LLP	Inv. No. 1 – MP Clark Roadway Construction	\$ 283,464.25
• Texas Pride	Inv. No. 6 – Milltown & Woods Way Waterline Replacement	\$ 53,002.40
• Jerdon Enterprises	Inv. No. 5394-01 – FEMA – Culvert Replacement/Construction	\$ 123,869.25
• Christensen Building	Inv. No. 4 – Fire Station #7 Construction	\$ 219,651.40
• Christensen Building	Inv. No. 4 – Training Facility	\$ 605,526.00
• Montgomery Building Services	Inv. No. 16-024-6 – Water Well 23 – Control Building Construction	\$ 100,641.01
• Third Coast Services, LLC	Inv. No. 2 – Traffic Signal Installation – South Loop 336 & I-45	\$ 119,860.30

A motion was made by Councilman Martin, seconded by Councilman Gibson, to approve payment of statements as presented. The motion carried unanimously.

Councilman Ham asked for a Special Council Meeting to be conducted June 2, 2017 at 9:30 am to discuss Executive Session Items not discussed today.

There being no further business to consider a motion was made by Councilman Gibson, seconded by Councilman Ham to adjourn the meeting.