

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

**CONVENES: WEDNESDAY, SEPTEMBER 12, 2018 – 2:00 P.M. - RECESS**  
**RECONVENES: THURSDAY, SEPTEMBER 13, 2018 – 6:00 P.M. - ADJOURN**

**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.

**CALL TO ORDER  
CALL OF ROLL**

**WORK SESSION**

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| A. | Discuss bid award for Turf Management Services and Athletic Field Management at Carl Barton, Jr. Park.   | M. Riggins |
| B. | Discuss Fire Code and City Ordinance variance request by Spear Point Engineering regarding second fire access for Summerwood Subdivision.  | K. Kreger  |
| C. | Discuss a variance or exception to Chapter 14, Buildings and Building Regulations, Section 14.35 (f) of the City Code of Ordinances, for a proposed commercial project known as the Loft Apartments, located at 701 N. Frazier, to encroach into the building setback line to place an elevator and two sets of stairs on the north side of building #1.   | N. Mikeska |
| D. | Discuss removal of protected trees and parking encroachment into a utility easement for a commercial project known as the Starbucks Center located on N. Loop 336 at IH-45.  | N. Mikeska |
| E. | Discuss a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-01, Roman Hills.            | N. Mikeska |
| F. | Discuss a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-04, Judy Campbell Tract.    | N. Mikeska |
| G. | Discuss a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-05, DR Horton/Barton Woods. | N. Mikeska |
| H. | Discuss a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-06, Maxadon Property.       | N. Mikeska |

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| I. | Discuss an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-07, Lakewood Estates Area, as presented in Council Workshop on October 12, 2017.   | N. Mikeska   |
| J. | Discuss an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-08, Lake Conroe Village, as presented in Council Workshop on October 12, 2017.   | N. Mikeska   |
| K. | Discuss an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-09, Riverbrook – Forest Hills, as presented in Council Workshop on October 12, 2017.   | N. Mikeska   |
| L. | Discuss an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-10, Carriage Hills, as presented in Council Workshop on October 12, 2017.  | N. Mikeska   |
| M. | CIP Update.   | T. Woolley   |
| N. | Wastewater Master Plan.   | T. Woolley   |
| O. | Discuss bid award for Traffic Signal – Loop 336 at South Conroe Medical Drive Project.  | T. Woolley   |
| P. | Discuss bid award for SSOI Section 7 – Phase 1.   | T. Woolley   |
| Q. | Discuss Resolution authorizing submission of a CDBG-Disaster Recovery application for a GLO Grant related to recovery efforts from the 2016 Floods and Storms DR-4266, DR-4269, and DR-4272.  | T. Woolley   |
| R. | Discuss appointment to H-GAC's 2019 General Assembly and Board of Directors.  | P. Virgadamo |
| S. | Authorize outside legal counsel to provide legal services related to Wedgewood Donation Agreement.  | Mayor Powell |
| T. | Discuss Ordinance amending Ordinance 2398-18 establishing consent conditions applicable to the creation of Montgomery County Municipal Utility Districts 100 and 101 to extend the deadline for MUD 101 to include all territory of the District within the City of Conroe ETJ or to exclude any Willis ETJ territory from the boundaries of the District.  | M. Winberry  |
| U. | <b>Recess Open Meeting in order to conduct Closed Executive Session pursuant to Texas Government Code Chapter 551.071 and Chapter 551.072 relating to:</b> <ul style="list-style-type: none"> <li>• Consultation concerning the value, purchase or exchange of real property</li> <li>• Claim concerning denial of sign permit</li> <li>• SJRA GRP Contract Litigation</li> <li>• Litigation with Lone Star Groundwater Conservation on District Rules</li> </ul> <b>Reconvene Open Meeting</b> | Mayor Powell |

**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, SEPTEMBER 13, 2018 – 6:00 P.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, three speakers to a subject. 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. **Workshop** Consider Fire Code and City Ordinance variance request by Spear Point Engineering regarding second fire access for Summerwood Subdivision. **K. Kreger**
2. **Workshop** Consider approval of a variance or exception to Chapter 14, Buildings and Building Regulations, Section 14.35 (f) of the City Code of Ordinances, for a proposed commercial project known as the Loft Apartments, located at 701 N. Frazier, to encroach into the building setback line to place an elevator and two sets of stairs on the north side of building #1. **N. Mikeska**
3. **Workshop** Consider approving removal of protected trees and parking encroachment into a utility easement for a commercial project known as the Starbucks Center located on N. Loop 336 at IH-45. **N. Mikeska**
4. **Workshop** Consider a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-01, Roman Hills. **N. Mikeska**
5. **Workshop** Consider a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-04, Judy Campbell Tract. **N. Mikeska**
6. **Workshop** Consider a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-05, DR Horton/Barton Woods. **N. Mikeska**
7. **Workshop** Consider a Resolution regarding a proposed Direct Annexation parcel, which is located in the City of Conroe's ETJ; Direct staff to move forward to gather data, develop Service Plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, briefly described as: 2018-06, Maxadon Property. **N. Mikeska**

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| 8.  | <b>Workshop</b> Adopt an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-07, Lakewood Estates Area, as presented in Council Workshop on October 12, 2017.   | N. Mikeska  |
| 9.  | <b>Workshop</b> Adopt an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-08, Lake Conroe Village, as presented in Council Workshop on October 12, 2017.   | N. Mikeska  |
| 10. | <b>Workshop</b> Adopt an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-09, Riverbrook – Forest Hills, as presented in Council Workshop on October 12, 2017.   | N. Mikeska  |
| 11. | <b>Workshop</b> Adopt an Ordinance amending the City of Conroe's 3-Year Annexation Plan, to remove Parcel No. 2017-10, Carriage Hills, as presented in Council Workshop on October 12, 2017.  | N. Mikeska  |
| 12. | Consider a proposed Ordinance establishing a school zone at Sacred Heart Catholic School.   | T. Woolley  |
| 13. | <b>Workshop</b> Consider Resolution authorizing submission of a CDBG-Disaster Recovery application for a GLO Grant related to recovery efforts from the 2016 Floods and Storms DR-4266, DR-4269, and DR-4272.   | T. Woolley  |
| 14. | <b>Workshop</b> Consider Ordinance amending Ordinance 2398-18 establishing consent conditions applicable to the creation of Montgomery County Municipal Utility Districts 100 and 101 to extend the deadline for MUD 101 to include all territory of the District within the City of Conroe ETJ or to exclude any Willis ETJ territory from the boundaries of the District. | M. Winberry |

#### CONSENT AGENDA

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|-----|---|--------------|
| 15. | <b>Workshop</b> Award Bid for Turf Management Services and Athletic Field Management at Carl Barton, Jr. Park.  | M. Riggins   |
| 16. | <b>Workshop</b> Award Bid for Traffic Signal – Loop 336 at South Conroe Medical Drive Project.  | T. Woolley   |
| 17. | <b>Workshop</b> Award Bid for SSOI Section 7 – Phase 1.   | T. Woolley   |
| 18. | Consider a proposed agreement for installation of a school zone at Sacred Heart Catholic School.  | T. Woolley   |
| 19. | <b>Workshop</b> Approve appointment to H-GAC's 2019 General Assembly and Board of Directors.  | P. Virgadamo |
| 20. | <b>Workshop</b> Authorize outside legal counsel to provide legal services related to Wedgewood Donation Agreement.  | Mayor Powell |
| 21. | Commission and Board Meeting absences.  | T. Woolley   |
| 22. | Council Minutes held March 7 & 8, 2018, March 14, 2018, May 9 & 10, 2018, June 27 & 28, 2018, July 11, 2018, July 11 & 12, 2018, July 25 & 26, 2018, August 8 & 9, 2018, and August 20, 2018. | S. Gorjón    |
| 23. | 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 7<sup>th</sup> day of September 2018.

  
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.