

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

CONVENES: WEDNESDAY, DECEMBER 12, 2018 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, DECEMBER 13, 2018 – 9:30 A.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. | Proposal for stop loss coverage for Self-Funded Insurance Fund. | A. Houser |
| B. | Discuss payment for stop loss coverage for Self-Funded Insurance Fund. | A. Houser |
| C. | Mayor's appointment to Civil Service Commission. | A. Houser |
| D. | Discuss bid award for gymnasium flooring at the C. K. Ray Recreation Center. | M. Riggins |
| E. | Discuss the Parks and Recreation Department Revenue Management Plan for 2019. | M. Riggins |
| F. | Discuss the use of \$20,000 from reserve Hotel Occupancy Tax (HOT) funds for hosting and marketing of a Bass Pro Tour Major League Fishing Tournament to be held on Lake Conroe in February 2019. | S. Overby |
| G. | Appointments to the Tourist Advisory Council. | S. Overby |
| H. | Discuss agreement with PGAL for the architectural and engineering design phase of the Police Firearms Training Classroom. | J. Christy |
| I. | Discuss agreement with PGAL for the architectural and engineering design and construction management for improvements to the berm and drainage system of the Firearms Training Facility. | J. Christy |
| J. | Discuss bid award for the equipment for Police Tahoe's. | J. Christy |
| K. | CIP Update. | T. Woolley |
| L. | Recess Open Meeting in order to conduct a Public Hearing for a request to release a 16-foot wide Utility Easement in the T.B. McComb Subdivision on Silverdale Drive. <ul style="list-style-type: none">• Conduct hearing and receive comments Reconvene Open Meeting | Mayor Powell |
| M. | Discuss request to release a 16-ft. wide rear lot Utility Easement in the T.B. McComb Subdivision on Silverdale Drive. | T. Woolley |
| N. | Recess Open Meeting in order to conduct a Public Hearing for a request for a partial abandonment of a 16-foot wide Old McCaleb Road Easement and a 30-foot wide Diamondhead North Road Easement located in the W.C. Clark Survey, A-6, Montgomery County, Texas. <ul style="list-style-type: none">• Conduct hearing and receive comments Reconvene Open Meeting | Mayor Powell |
| O. | Discuss request for a partial abandonment of a 16-foot wide Old McCaleb Road Easement and a 30-foot wide Diamondhead North Road Easement located in the W.C. Clark Survey, A-6, Montgomery County, Texas. | T. Woolley |
| P. | Discuss Engineering Consultants Services Contract from Kimley-Horn to design the Bois D'Arc Bend Road Traffic Signal and Drainage Project. | T. Woolley |
| Q. | Discuss Engineering Consultants Services Contract from Kimley-Horn to design the Conroe Industrial Park Water Line Extension, Sanitary Sewer Line, Force Main, and Sanitary Sewer Lift Station Projects. | T. Woolley |

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| R. | Discuss bids for the Sgt. Ed Holcomb Water Line Extension Project. | T. Woolley |
| S. | Discuss bid award for the SH 105 West Water Line Extension (Beech Road to McCaleb Road). | T. Woolley |
| T. | Discuss bids for the SH 105/I-45 Sewer Phase 3 Project. | T. Woolley |
| U. | Discuss bids for the River Pointe Sewer Rehab Project. | T. Woolley |
| V. | Discuss Construction Material Testing Services Contract from Terracon. | T. Woolley |
| W. | Discuss Engineering Consultants Services Contract from LJA Engineering to design Water Rehabilitation Projects for FY 2018-2019. | T. Woolley |
| X. | Discuss Engineering Consultants Services Contract from CobbFendley to design Westview Boulevard and Montgomery Park Boulevard Paving, Sidewalk and Water Line Replacement. | T. Woolley |
| Y. | Discuss bids for the Longmire Road Widening Project. | T. Woolley |
| Z. | Discuss proposed contract extension for City of Conroe Fixed Route Service with ADA Complementary Paratransit Service – Solicitation No. 2014-8-21. | T. Woolley |
| AA. | Discuss appointment of 2019 Technical Advisory Committee. | T. Woolley |
| BB. | Discuss appointment of 2019 Transportation Policy Council. | T. Woolley |
| CC. | Discuss a Resolution for the creation of Municipal Utility District No. 155, as an In-City, Municipal Utility District, located east of I-45, near Woodlands Hills within the City's north eastern boundary. | N. Mikeska |
| DD. | Discuss a Resolution supporting legislation for the creation of Municipal Utility District No. 167, as an ETJ Out-of-City, Municipal Utility District, located off FM 2854 near Keenan Cut Off. | N. Mikeska |
| EE. | Discuss a Resolution supporting legislation for the creation of Municipal Utility District No. 173, as an ETJ Out-of-City, Municipal Utility District, located off Calvary Road near Squirrel Tree Road. | N. Mikeska |
| FF. | Discuss an Ordinance for the Annexation of Parcel 2018-01, which includes the area known as Roman Hills and surrounding parcels, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. | N. Mikeska |
| GG. | Discuss an Ordinance for the Annexation of Parcel 2018-04, which includes a parcel located in the Conroe Industrial Park/Judy Campbell Property, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. | N. Mikeska |
| HH. | Discuss an Ordinance for the Annexation of Parcel 2018-05, which includes an area, briefly described as: D.R. Horton/Barton Woods, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. | N. Mikeska |
| II. | Discuss an Ordinance for the Annexation of Parcel 2018-06, which includes an area, briefly described as: Maxedon Property, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. | N. Mikeska |
| JJ. | Discuss approving a variance to Chapter 94, Section 94-259, of the City Code of Ordinances regarding setbacks for the Hopewell Church. | N. Mikeska |
| KK. | Discuss the 2017 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD. | N. Mikeska |
| LL. | Discuss a Resolution re-appointing members to the City of Conroe Electrical Trade Board per City Ordinances, and setting their terms of appointment. | N. Mikeska |
| MM. | Discuss a Resolution re-appointing members to the City of Conroe Plumbing Trade Board per City Ordinances, and setting their terms of appointment. | N. Mikeska |
| NN. | Discuss a Resolution re-appointing members to the City of Conroe Community Development Block Grant Citizens Advisory Committee and setting their terms of appointment. | N. Mikeska |

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| OO. | Discuss a Resolution appointing members to the City of Conroe Heating & A/C Board per City Ordinances, and setting their terms of appointment. | N. Mikeska |
| PP. | Discuss approving emergency repair of Water Well No. 22. | N. McGuire |
| QQ. | Discuss awarding bid for Generator Maintenance. | S. Williams |
| RR. | Discuss a Resolution supporting the introduction and passage of legislation amending Texas Tax Code Chapter 351 to authorize the City of Conroe to expend Hotel Occupancy Tax funds to promote tourism by enhancing and upgrading existing sports facilities or fields; and authorizing the City of Conroe to undertake a convention center hotel project funded in part by rebates of the State Hotel Occupancy Tax and Sales Taxes generated from the operation of the project. | S. Williams |
| SS. | Discuss Ordinance amending Article V, Chapter 18, Code of Ordinances, relating to sexually oriented businesses to define and prohibit the operation of sexbot brothels. | M. Winberry |
| TT. | Discuss Ordinance amending Chapter 102 Vegetation, Code of Ordinances, relating to tree preservation and landscape; eliminate the tree survey requirement, increase the threshold for protected tree status, increase the credits for tree planting and single tree preservation and make other changes to the planning, preservation and tree replacement requirements of the Ordinance. | M. Winberry |
| UU. | Discuss Resolution appointing a new director to the board of the Conroe Industrial Development Corporation to fill the remaining term of the position previously held by Alfred Anderson. | M. Winberry |
| VV. | <p>Recess Open Meeting in order to conduct Closed Executive Session pursuant to Texas Government Code Chapter 551.071, 551.072 and 551.074 relating to:</p> <ul style="list-style-type: none"> • Performance Evaluation of the Fire Chief • Conroe Real Estate Investments, LTD • SJRA GRP Contract Litigation • Litigation with Lone Star Groundwater Conservation on District Rules • Consultation concerning the value, purchase or exchange of real property <p>Reconvene Open Meeting</p> | Mayor Power |

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.

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RECONVENE

THURSDAY, DECEMBER 13, 2018 – 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, 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. Consider the reappointment of positions on the Oscar Johnson, Jr. Community Center (OJJCC) Advisory Board. **M. Riggins**
2. **Workshop** Award contract for the Longmire Road Widening Project. **T. Woolley**
3. **Workshop** Consider a Resolution for the creation of Municipal Utility District No. 155, as an In-City, Municipal Utility District, located east of I-45, near Woodlands Hills within with in the City's north eastern boundary. **N. Mikeska**
4. **Workshop** Consider a Resolution supporting legislation for the creation of Municipal Utility District No. 167, as an ETJ Out-of-City, Municipal Utility District, located off FM 2854 near Keenan Cut Off. **N. Mikeska**
5. **Workshop** Consider a Resolution supporting legislation for the creation of Municipal Utility District No. 173, as an ETJ Out-of-City, Municipal Utility District, located off Calvary Road near Squirrel Tree Road. **N. Mikeska**
6. **Workshop** Consider an Ordinance for the Annexation of Parcel 2018-01, which includes the area known as Roman Hills and surrounding parcels, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. **N. Mikeska**
7. **Workshop** Consider an Ordinance for the Annexation of Parcel 2018-04, which includes a parcel located in the Conroe Industrial Park/Judy Campbell Property, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. **N. Mikeska**
8. **Workshop** Consider an Ordinance for the Annexation of Parcel 2018-05, which includes an area, briefly described as D. R. Horton/Barton Woods, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. **N. Mikeska**
9. **Workshop** Consider an Ordinance for the Annexation of Parcel 2018-06, which includes an area, briefly described as the Maxedon Property, as presented in Public Hearings held on November 7, 2018 and November 8, 2018, effective December 31, 2018, 11:59 p.m. **N. Mikeska**
10. **Workshop** Consider approving a variance to Chapter 94, Section 94-259, of the City Code of Ordinances regarding setbacks for the Hopewell Church. **N. Mikeska**
11. **Workshop** Consider approval of the 2017 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD. **N. Mikeska**
12. **Workshop** Consider a Resolution supporting the introduction and passage of legislation amending Texas Tax Code Chapter 351 to authorize the City of Conroe to expend Hotel Occupancy Tax funds to promote tourism by enhancing and upgrading existing sports facilities or fields; and authorizing the City of Conroe to undertake a convention center hotel project funded in part by rebates of the State Hotel Occupancy Tax and Sales Taxes generated from the operation of the project. **S. Williams**

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| 13. | | October 2018 Monthly Financial Report. | S. Williams |
| 14. | Workshop | Consider an Ordinance amending Article V, Chapter 18 Code of Ordinances, relating to sexually oriented business to define and prohibit the operation of sexbot brothels. | M. Winberry |
| 15. | Workshop | Consider an Ordinance amending Chapter 102 Vegetation, Code of Ordinances, relating to tree preservation and landscape, eliminate the tree survey requirement, increase the threshold for protected tree status, increase the credits for tree planting and single tree preservation and make other changes to the planning, preservation and tree replacement requirements of the Ordinance. | M. Winberry |
| 16. | Workshop | Consider a Resolution appointing a new director to the board of the Conroe Industrial Development Corporation to fill the remaining term of the position previously held by Alfred Anderson. | M. Winberry |

CONSENT AGENDA

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| 17. | Workshop | Consider approval of proposal for stop loss coverage for Self-Funded Insurance Fund. | A. Houser |
| 18. | Workshop | Consider approval of payment for stop loss coverage for Self-Funded Insurance Fund. | A. Houser |
| 19. | Workshop | Consider Mayor's appointment to the Civil Service Commission. | A. Houser |
| 20. | Workshop | Consider bid award for gymnasium flooring at the C.K. Ray Recreation Center. | M. Riggins |
| 21. | Workshop | Consider the Parks and Recreation Department Revenue Management Plan for 2019. | M. Riggins |
| 22. | Workshop | Consider the use of \$20,000 from reserve Hotel Occupancy Tax (HOT) funds for hosting and marketing of a Bass Pro Tour Major League Fishing Tournament to be held on Lake Conroe in February 2019. | S. Overby |
| 23. | Workshop | Consider approval of appointees for Tourist Advisory Council. | S. Overby |
| 24. | Workshop | Consider action to enter into an agreement with PGAL for the architectural and engineering design phase of the Police Firearms Training Classroom. | J. Christy |
| 25. | Workshop | Consider action to enter into an agreement with PGAL for the architectural and engineering design and construction management for improvements to the berm and drainage system of the Firearms Training Facility. | J. Christy |
| 26. | Workshop | Consider bid award for the equipment for Police Tahoe's. | J. Christy |
| 27. | Workshop | Consider a request to release a 16-foot wide Utility Easement in the T.B. McComb Subdivision on Silverdale Drive. | T. Woolley |
| 28. | Workshop | Consider a request for the partial abandonment of a 16-foot wide Old McCaleb Road Easement and a 30-foot wide Diamondhead North Road Easement located in the W.C. Clark Survey, A-6, Montgomery County, Texas. | T. Woolley |
| 29. | Workshop | Consider awarding Engineering Consultants Services Contract from Kimley-Horn to design the Bois D'Arc Bend Road Traffic Signal and Drainage Project. | T. Woolley |
| 30. | Workshop | Award Engineering Consultants Services Contract from Kimley-Horn to design the Conroe Industrial Park Water Line Extension, Sanitary Sewer Line, Force Main, and Sanitary Sewer Lift Station Projects. | T. Woolley |
| 31. | Workshop | Award contract for the Sgt. Ed Holcomb Water Line Extension. | T. Woolley |
| 32. | Workshop | Award contract for the SH 105 West Water Line Extension (Beech Road to McCaleb Road). | T. Woolley |
| 33. | Workshop | Award construction contract for the SH 105/I-45 Sewer Phase 3 Project. | T. Woolley |
| 34. | Workshop | Award construction contract for the River Pointe Sewer Rehab. | T. Woolley |
| 35. | Workshop | Award Construction Material Testing Services Contract from Terracon. | T. Woolley |

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| 36. | Workshop | Consider Engineering Consultants Services Contract from LJA Engineering to design Water Rehabilitation Projects for FY 2018-2019. | T. Woolley |
| 37. | Workshop | Consider Engineering Consultants Services Contract from CobbFendley to design Westview Boulevard and Montgomery Park Boulevard Paving, Sidewalk and Water Line Replacement. | T. Woolley |
| 38. | Workshop | Consider proposed contract extension for City of Conroe Fixed Route Service with ADA Complementary Paratransit Service – Solicitation No. 2014-8-21. | T. Woolley |
| 39. | Workshop | Appointment of 2019 Technical Advisory Committee. | T. Woolley |
| 40. | Workshop | Appointment of 2019 Transportation Policy Council. | T. Woolley |
| 41. | | Consider re-appointment of members to the Advisory Committee on Development. | T. Woolley |
| 42. | | Consider Resolution authorizing the Mayor to execute and deliver all documents necessary to close the purchase of FM 1488 area water well site and approving payment of the purchase price and closing costs. | T. Woolley |
| 43. | Workshop | Consider a Resolution re-appointing members to the City of Conroe Electrical Trade Board per City Ordinances, and setting their terms of appointment. | N. Mikeska |
| 44. | Workshop | Consider a Resolution re-appointing members to the City of Conroe Plumbing Trade Board per City Ordinances, and setting their terms of appointment. | N. Mikeska |
| 45. | Workshop | Consider a Resolution re-appointing members to the City of Conroe Community Development Block Grant Citizens Advisory Committee and setting their terms of appointment. | N. Mikeska |
| 46. | Workshop | Consider a Resolution appointing members to the City of Conroe Heating & A/C Board per City Ordinances and setting their terms of appointment. | N. Mikeska |
| 47. | Workshop | Consider emergency repairs of Water Well No. 22. | N. McGuire |
| 48. | Workshop | Award bid for Generator Maintenance. | S. Williams |
| 49. | | Consent to assignment of Woodhaven Forest PID reimbursement payments. | M. Winberry |
| 50. | | Consent to assignment of Canyon Creek PID reimbursement payments. | M. Winberry |
| 51. | | Approve FY 2019 Purchase Order for Locke Lord, LLP. | M. Winberry |
| 52. | | Commission and Board Meeting absences. | T. Woolley |
| 53. | | Council Minutes held November 7 & 8, 2018. | S. Gorjón |
| 54. | | 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 7th day of December 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.