MINUTES OF THE
CONROE CITY COUNCIL
DECEMBER 12 & 13, 2018

CALL TO ORDER
CALL OF ROLL

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

ABSENT: Councilman Ham

After a roll call by the City Secretary establishing a quorum was present, the workshop meeting was called to order at 2:00 p.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

Mayor Powell recognized Police Officer J. Lindeman for his years of service.

Fire Chief Kreger presented a Bronze award received from PGAL for Fire House Station #7 to Mayor and Council.

STOP LOSS COVERAGE – SELF-FUNDED INSURANCE FUND
Human Resources Director Andre Houser presented Council the proposal for stop loss coverage for Self-Funded Insurance Fund for their review and consideration. Mr. Houser stated the vendor would change to Berkley Life and Health Insurance but would provide the same insurance product.

STOP LOSS COVERAGE PAYMENT – SELF-FUNDED INSURANCE FUND
Human Resources Director Andre Houser asked Council to consider the proposed payment for stop loss coverage for Self-Funded Insurance Fund in the amount of $908,890.

CIVIL SERVICE COMMISSION
Human Resources Director Andre Houser asked Mayor and Council to consider re-appointing Roger Harp to a three-year term on the Civil Service Commission.

C.K. RAY RECREATION CENTER – GYMNASIUM FLOORING – BID AWARD
Parks and Recreation Center Supervisor Mike Cantu asked Council to consider awarding the gymnasium-flooring bid for the C. K. Ray Recreation Center to Academic Specialties Texas in the amount of $77,840.

PARKS AND RECREATION DEPARTMENT REVENUE MANAGEMENT PLAN FOR 2019
Parks and Recreation Director Mike Riggins presented Council the proposed Parks and Recreation Department Revenue Management Plan for 2019. Mr. Riggins informed that annually, staff reviewed the plan to ensure fees and procedures are sufficient for market conditions and after reviewed this year staff recommended fee increases for the Booker T. Washington Park Pavilion and Concession Stand and the C.K. Ray Recreation Center Gymnasium. Mayor Pro Tem Coon inquired if it was necessary to raise the fees to which Mr. Riggins replied in the affirmative and stated the fees were very low on the market.

HOTEL OCCUPANCY TAX FUNDS - BASS PRO TOUR MAJOR LEAGUE FISHING TOURNAMENT
CVB Manager Shannon Overby presented Council the proposed 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. Mrs. Overby stated this event would make an estimated economic impact of $422,502 on our community and the CVB Tours Advisory Board was in full support.

APPOINTMENTS TO THE TOURIST ADVISORY COUNCIL
CVB Manager Shannon Overby asked Council to consider the proposed appointments of Jack Solomon (Blue Epiphany Winery) and Gloria White (Heritage Museum) for a three-year term to the Tourist Advisory Council. Mrs. Overby informed that in addition, staff recommended Connor Murnane (Texas Forest Service) to fill the unexpired term vacated this year.

POLICE FIREARMS TRAINING CLASSROOM – ARCHITECTURAL & ENG. DESIGN AGREEMENT PGAL
Police Chief Jeff Christy presented Council the proposed agreement with PGAL for the architectural and engineering design phase of the Police Firearms Training Classroom in the amount of $290,000. Chief Christy reminded Council that the FBI would contribute 2 million and Insurance’s portion would be around 1.5 million. Mayor Pro Tem Coon inquired on the design contingency and stated we needed to sharpen our pencils.

POLICE FIREARMS TRAINING CLASSROOM – CONSTRUCTION MANAGEMENT AGREEMENT PGAL
Police Chief Jeff Christy presented Council the proposed 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 in the amount of $135,750.00.

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BID AWARD – EQUIPMENT FOR POLICE TAHOES
Police Chief Jeff Christy presented Council the proposed bid award to Dana Safety Supply for the equipment for Police Tahoes in the amount of $128,402.82.

CIP UPDATE
Director of Capital Projects/CIP Tommy Woolley presented Council the CIP update for Council review and information (attached as Exhibit “A”).

RELEASE 16 FT. EASEMENT – T.B. MCCOMB SUBDIVISION ON SILVERDALE DRIVE
Engineering Manager Chris Bogert presented Council the request to release a 16-ft. wide rear lot Utility Easement in the T.B. McComb Subdivision on Silverdale Drive. Mr. Bogert stated the easement would not be needed in the future and that Public Works had no issues with releasing it as requested.

PUBLIC HEARING RO RELEASE A 16 FT UTILITY EASEMENT – SILVERDALE DRIVE
At 2:27 p.m., Mayor Powell recessed the 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.

After receiving no comments, Mayor Powell closed the Public Hearing at 2:27 p.m.

PARTIAL ABANDONMENT - 16 FT EASEMENT AND 30 FT EASEMENT
Engineering Manager Chris Bogert presented Council the 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. Staff recommended approval of the partial abandonments since the easements were no longer needed.

PUBLIC HEARING – PARTIAL ABANDONMENT 16 FT EASEMENT AND 30 FT EASEMENT
At 2:29 p.m., Mayor Powell recessed the 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.

After receiving no additional comments, Mayor Powell closed the Public Hearing at 2:30 p.m.

ENG. CONTRACT – KIMLEY-HORN – BOIS D’ARC BEND ROAD TRAFFIC SIGNAL & DRAINAGE PROJECT
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed Engineering Consultants Services Contract from Kimley-Horn to design the Bois D’Arc Bend Road Traffic Signal and Drainage Project in the amount of $90,700. Staff recommended approval.

ENG. CONTRACT – KIMLEY-HORN
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed 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 in the amount of $361,000. Staff recommended approval.

SGT. ED HOLCOMB WATER LINE EXTENSION BID AWARD
Director of Capital Projects/CIP Tommy Woolley presented Council the bids for the Sgt. Ed Holcomb Water Line Extension Project. Staff recommended the contract be awarded to Link’s Construction in the amount of $219,906.

SH 105 WEST WATER LINE EXTENSION (BEECH ROAD TO MCCALEB ROAD) BID AWARD
Director of Capital Projects/CIP Tommy Woolley presented Council the bids for the for the SH 105 West Water Line Extension (Beech Road to McCaleb Road) for their review and consideration. Staff recommended the contract be awarded to D.L. Elliott in the amount of $842,410.

SH 105/I-45 SEWER PHASE 3 PROJECT – BID AWARD
Director of Capital Projects/CIP Tommy Woolley presented Council the bids for the SH 105/I-45 Sewer Phase 3 Project. Staff recommended the contract be awarded to T Construction, LLC in the amount of $545,671.80.
RIVER POINTE SEWER REHAB PROJECT – BID AWARD
Director of Capital Projects/CIP Tommy Woolley presented Council the bids for the bids for the River Pointe Sewer Rehab Project for their review and consideration. Staff recommended the contract be awarded to Insituform Technologies, LLC in the amount of $315,350.

CONSTRUCTION MATERIAL TESTING SERVICES CONTRACT - TERRACON
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed Construction Material Testing Services Contract from Terracon for their review and information. Staff recommended approval of the fee proposal in the amount of $149,635.

ENGINEERING CONSULTANT SERVICES TO DESIGN WATER REHABILITATION PROJECTS - LJA
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed Engineering Consultants Services Contract from LJA Engineering to design Water Rehabilitation Projects for FY 2018-2019 for their review and information. Staff recommended approval of the fee proposal in the amount of $213,975.

ENGINEERING CONSULTANT SERVICES - COBBFENDLEY
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed Engineering Consultants Services Contract from CobbFendley to design Westview Boulevard and Montgomery Park Boulevard Paving, Sidewalk and Water Line Replacement in the amount of $306,065 for their review and consideration. Mayor Pro Tem Coon inquired about a 10% markup to which Mr. Woolley stated was very standard.

LONGMIRE ROAD WIDENING PROJECT – BID AWARD
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed bids for the Longmire Road Widening Project for their review and consideration. Staff recommended the contract be awarded to Larry Young Paving Inc. in the amount of $12,192,341.70.

FIXED ROUTE SERVICE
Transportation Manager Shawn Johnson presented Council the proposed contract extension for City of Conroe Fixed Route Service with ADA Complementary Paratransit Service – Solicitation No. 2014-8-21 for their review and consideration. Mrs. Johnson informed that the City’s portion would be $164,777.

2019 TECHNICAL ADVISORY COMMITTEE APPOINTMENTS
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed appointments of Adam France as the primary voting member and Chris Bogert as the alternate for the Technical Advisory Committee.

2019 TRANSPORTATION POLICY COUNCIL APPOINTMENTS
Director of Capital Projects/CIP Tommy Woolley presented Council the proposed appointments of Thomas Woolley as the primary voting member and Chris Bogert as the alternate for the Transportation Policy Council.

CREATION OF MUD 155 – EAST OF I-45, NEAR WOODLANDS HILLS
Community Development Director Nancy Mikeska presented Council the proposed 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 northeastern boundary.

CREATION MUD 167 – OFF FM 2854 NEAR KEENAN CUT OFF
Community Development Director Nancy Mikeska presented Council the proposed 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. Mrs. Mikeska stated the Legislation is in support of this creation.

CREATION MUD 173 – OFF CALVARY ROAD NEAR SQUIRREL TREE ROAD
Community Development Director Nancy Mikeska presented Council the proposed 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. Mrs. Mikeska stated the Legislation is in support of this creation.
ANNEXATION OF PARCEL 2018-01 – ROMAN HILLS
Community Development Director Nancy Mikeska presented Council the proposed Ordinance for the Annexation of Parcel 2018-01, which included 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. Mrs. Mikeska stated this was 308.75 acres.

ANNEXATION OF PARCEL 2018-04 – CONROE INDUSTRIAL PARK/JUDY CAMPBELL PROPERTY
Community Development Director Nancy Mikeska presented Council the proposed Ordinance for the Annexation of Parcel 2018-04, which included 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. Mrs. Mikeska stated this was the 610 acres purchased by the City.

ANNEXATION OF PARCEL 2018-05 – D.R. HORTON/BARTON WOODS
Community Development Director Nancy Mikeska presented Council the proposed Ordinance for the Annexation of Parcel 2018-05, which included 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. Mrs. Mikeska stated this was 6.701 acres and was a voluntary annexation.

ANNEXATION OF PARCEL 2018-06 – MAXEDON PROPERTY
Community Development Director Nancy Mikeska presented Council the proposed Ordinance for the Annexation of Parcel 2018-06, which included 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. Mrs. Mikeska stated this was a voluntary annexation.

VARIANCE TO CHAPTER 94 – HOPEWELL CHURCH
This item was deferred.

2017 CDBG COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
Community Development Director Nancy Mikeska presented Council the 2017 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD for their review and consideration.

REAPPOINTMENTS TO THE ELECTRICAL TRADE BOARD
Community Development Director Nancy Mikeska presented Council a proposed Resolution re-appointing member Bill De Berry and Ed Powell to the City of Conroe Electrical Trade Board per City Ordinances, and setting their terms of appointment to expire December 31, 2021.

REAPPOINTMENTS TO THE PLUMBING TRADE BOARD
Community Development Director Nancy Mikeska presented Council a proposed Resolution re-appointing member Walter "D" Wilkerson, Keith Griffith, Duayne Freeman and Kenny Grothe to the City of Conroe Plumbing Trade Board per City Ordinances, and setting their terms of appointment to expire December 31, 2021.

COMMUNITY DEVELOPMENT BLOCK GRANT CITIZENS ADVISORY COMMITTEE REAPPOINTMENTS
Community Development Director Nancy Mikeska presented Council a proposed Resolution re-appointing member Alice Smith, Gary Chapman, Jimmy Johnson, and Bertha Wheaton to the City of Conroe CDBG Citizens Advisory Committee and setting their terms of appointment to expire December 31, 2021.

APPOINTMENTS TO THE HEATING AND A/C BOARD
Community Development Director Nancy Mikeska presented Council a proposed Resolution appointing member Doyle Long, Allen Haynes and Kenneth Hubbard to the City of Conroe Heating & A/C Board per City Ordinances, and setting their terms of appointment to expire December 31, 2021.

WATER WELL NO. 22 - EMERGENCY REPAIRS
Director of Public Works Norman McGuire presented Council the emergency repair of Water Well No. 22. Staff recommended Weisinger incorporated for the necessary emergency repairs as discussed

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GENERATOR MAINTENANCE
Facility Manager Tammie Rushing presented Council the bid for Generator Maintenance. Staff recommended awarding the bid to LJ Power for all City of Conroe generators for $56,105 with the exception of the Police Department, which would remain with Cummins for an annual cost of $7,332.

TEXAS TAX CODE CHAPTER 351 – HOTEL OCCUPANCY TAX
Assistant City Administrator/CFO Steve Williams presented Council a proposed 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. Councilman Czajkoski inquired if there would be any downside to which Mr. Williams stated there would not.

AMEND ARTICLE V, CHAPTER 18 – SEXUALLY ORIENTED BUSINESSES
City Attorney Marc Winberry presented Council a proposed Ordinance amending Article V, Chapter 18, Code of Ordinances, relating to sexually oriented businesses to define and prohibit the operation of sexbot brothels.

CONROE INDUSTRIAL DEVELOPMENT CORPORATION BOARD
Mayor Powell presented Council a proposed Resolution appointing a new director, Chip VanSteenberg, to the board of the Conroe Industrial Development Corporation to fill the remaining term of the position previously held by Alfred Anderson.

AMEND CHAPTER 102, VEGETATION – TREE PRESERVATION
City Attorney Marc Winberry presented Council the proposed Ordinance amending Chapter 102 Vegetation, Code of Ordinances, relating to tree preservation and landscape; eliminating the tree survey requirement, increasing the threshold for protected tree status, increasing the credits for tree planting and single tree preservation, and making other changes to the planning, preservation and tree replacement requirements of the Ordinance for their review and consideration. Mayor Powell pointed out that there was a serious need to review Ordinances from time to time. Councilman McDonald inquired if the canopy requirement would remain the same to which Mr. Winberry replied in the affirmative. Several questions were asked. Mayor Bob Coon inquired if residential protection would change and if it would remain enforceable. Councilman Gibson stated that too much needed to be discussed and reviewed before an action could be taken. Councilman Czajkoski inquired about Heritage trees and property rights. Mr. Winberry stated that this did not infringe on property rights. Mayor Bob Coon inquired about the 30% canopy. Councilman McDonald inquired about the term “tree cutting” and inquired if you could do a tree bank under the new Ordinance.

At 3:59 p.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Socorro M. Gorjón, recessed into a Closed Executive Session Chapter 551.072 and 551.074 for the following purpose:

- 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 or real property

The Closed Executive Session was recessed at 6:26 pm.

BRIEFING
None

COUNCIL MEMBERS INQUIRY TIME
None

There being no further business brought before the Council, the meeting was recessed until tomorrow at 9:30 a.m.

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RECONVENE
THURSDAY, DECEMBER 13, 2018 – 9:30 A.M.

OFFICIAL ACTION OF THE CONROE CITY COUNCIL

CALL TO ORDER

CALL OF ROLL

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

INVOCATION: Councilman Raymond McDonald

PLEDGE: Fire Chief Ken Kreger

EMPLOYEE OF THE MONTH: Julie Smith, Human Resources - December
Lisa Blatt, Fire Department - November

SERVICE AWARDS: 1-Year - Shannon Overby - CVB
5-Years - Tara Gaha - Engineering Dept.
5-Years - Jordan High - Parks and Recreation Dept.
10-Years - Shawn Johnson - Transportation Dept.
15-Years - Kevin Johnson - Police Dept.

PROCLAMATION: Conroe Music Friendly – December 18, 2018

Mayor Pro Tem/Chairman of the Lone Star Family Center Duke Coon presented Mayor Powell with an award for his dedicated service to the Lone Star Family Center.

Mayor Powell recognized the Parks Department and the Public Works Department for their hard work and dedication to making Conroe’s downtown Christmas lighting spectacular.

Mayor Powell recognized Police Officer Farrell for his 9 years of service.

CITIZEN INQUIRY
Frank Jackson, a business developer in Conroe, spoke to Council in support of revisiting the Tree Ordinance.

OSCAR JOHNSON JR. COMMUNITY CENTER ADVISORY BOARD
OJJC Supervisor Scott Perry asked Council to consider the reappointment of position two “Open”, position four “Mildred Barnaby”, position six “Bill Pattillo” and position eight “Mayor Pro Tem Duke Coon” to the Oscar Johnson, Jr. Community Center (OJCC) Advisory Board with terms expiring December 31, 2020.

Councilman Ham made a motion to approve the reappointments to the Oscar Johnson Jr. Community Center Advisory Board as presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

BID AWARD - LONGMIRE ROAD WIDENING PROJECT
Mayor Pro Tem Coon made a motion to award the Longmire Road Widening Project Bid to Larry Young Paving, Inc. as presented. Councilman Gibson seconded the motion. Motion carried unanimously.
CREATION OF MUD 155
Councilman McDonald made a motion to approve 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 as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

CREATION OF MUD 167
Councilman Ham made a motion to approve the proposed 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 as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

CREATION OF MUD 173
Councilman Ham made a motion to approve the proposed 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 as presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

ANNEXATION OF PARCEL 2018-01 – ROMAN HILLS
Councilman McDonald made a motion to approve the proposed Ordinance for the Annexation of Parcel 2018-01, which included the area known as Roman Hills and surrounding parcels as discussed and presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

ANNEXATION OF PARCEL 2018-04 – CONROE INDUSTRIAL PARK/JUDY CAMPBELL PROPERTY
Councilman Czajkoski made a motion to approve the proposed Ordinance for the Annexation of Parcel 2018-04, which included a parcel located in the Conroe Industrial Park/Judy Campbell Property as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

ANNEXATION OF PARCEL 2018-05 – D.R. HORTON/BARTON WOODS
Councilman McDonald made a motion to approve the proposed Ordinance for the Annexation of Parcel 2018-05, which included an area, briefly described as D. R. Horton/Barton Woods as discussed and presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

ANNEXATION OF PARCEL 2018-06 – MAXEDON PROPERTY
Councilman Ham made a motion to approve the proposed Ordinance for the Annexation of Parcel 2018-06, which included an area, briefly described as the Maxedon Property as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

VARIANCE CHAPTER 94 - HOPEWELL CHURCH
This item was deferred.

2017 CDBG COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT – (CAPER)
Councilman Ham made a motion to approve the 2017 CDBG Comprehensive Annual Performance Evaluation Report (CAPER) for submission to HUD as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

TEXAS TAX CODE CHAPTER 351 – HOTEL OCCUPANCY TAX
Councilman Gibson made a motion to approve the 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 as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.
OCTOBER 2018 MONTHLY FINANCIAL REPORT
Assistant City Administrator/CFO Steve Williams presented Council the October 2018 Monthly Financial Report for their review and consideration. Mr. Williams stated that 1 out of the 5 Revenue funds exceed 8.3% of the budget.

Councilman Gibson made a motion to approve the October 2018 Monthly Financial report as presented. Councilman McDonald seconded the motion. Motion carried unanimously.

AMEND ARTICLE V CHAPTER 18 – SEXUALLY ORIENTED BUSINESS
Mayor Pro Tem Coon made a motion to approve the Ordinance amending Article V, Chapter 18 Code of Ordinances, relating to sexually oriented business to define and prohibit the operation of sexbot brothels as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

AMEND CHAPTER 102 VEGETATION – TREE PRESERVATION
Councilman Gibson stated he did not agree to rush this approval and felt we needed to listen to the citizens of Conroe. Councilman Ham stated that he could get behind the Ordinance, if a committee could be formed to discuss it further and bring it back in 6 months for action. Councilman Ham also stated that a developer could clear-cut in the current Ordinance, but needed to be responsible. Mayor Powell pointed out that we all wanted to make Conroe a special place to live, work and play. Councilman McDonald stated the current Ordinance was too confusing and it provided a lot of money to foresters, but clarified he would continue to fight for the trees as well. Mayor Powell stated that if necessary, the Ordinance could be brought back at any time to modify.

Councilman Czajkoski made a motion to approve the proposed Ordinance amending Chapter 102 Vegetation, Code of Ordinances, relating to tree preservation and landscape as discussed and presented. Councilman McDonald seconded the motion. Councilman Gibson voted Nay. Motion passed.

APPOINTMENT TO CIDC BOARD
Councilman Gibson made a motion to approve the Resolution appointing Chip VanSteenberg as the new director to the board of the Conroe Industrial Development Corporation as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

PARTIAL ABANDONMENT – OLD MCCALEB ROAD / DIAMONDHEAD NORTH RD EASEMENTS
Councilman Ham asked for clarification on this item and stated he could not support this. He stated the owners’ cleared-cut without a permit and now they were asking for an easement. Community Development Director Nancy Mikeska stated the owners paid for the violation and have submitted a landscaping plan. Engineering Manager Chris Bogert stated they would be replanting trees. Councilman McDonald inquired if we could guarantee they would provide more trees. Mr. Bogert would obtain more information and a site plan to bring back to Council later.

This item was deferred.

CONSENT AGENDA
A motion was made by Councilman Gibson, seconded by Councilman Ham to approve the Consent Agenda Items 17 through 54, excluding item 28, as presented. Motion carried unanimously.

- Approve proposal for stop loss coverage for Self-Funded Insurance Fund.
- Approve payment for stop loss coverage for Self-Funded Insurance Fund.
- Approve Mayor’s re-appointment of Roger Harp to the Civil Service Commission.
- Award Gymnasium Flooring Bid at the C.K. Ray Recreation Center to Academic Specialties Texas.
- Approve use of $20,000 from reserve Hotel Occupancy Tax (HOT) funds for hosting and marketing of the Bass Pro Tour Major League Fishing Tournament to be held on Lake Conroe in February 2019.
CONSENT AGENDA - CONTINUATION

- Approve appointees for Tourist Advisory Council as presented.
- Approve agreement with PGAL for the architectural and engineering design phase of the Police Firearms Training Classroom.
- Approve 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.
- Award Equipment for Police Tahoes to Dana Safety Supply as presented.
- Approve request to release a 16-foot wide Utility Easement in the T.B. McComb Subdivision on Silverdale Drive.
- Approve Kimley-Horn Engineering Consultants Services Contract to design the Bois D’Arc Bend Road Traffic Signal and Drainage Project.
- Award contract to Link’s Construction for the Sgt. Ed Holcomb Water Line Extension.
- Award contract to D.L. Elliott for the SH 105 West Water Line Extension (Beech Road to McCaleb Road).
- Award construction contract to T Construction, LLC for the SH 105/I-45 Sewer Phase 3 Project.
- Award construction contract to Insituform Technologies for the River Pointe Sewer Rehab.
- Approve Construction Material Testing Services Contract from Terracon.
- Approve the Appointments of Adam France and Chris Bogert to the 2019 Technical Advisory Committee.
- Approve the Appointments of Thomas Woolley and Chris Bogert to the 2019 Transportation Policy Council.
- Approve the re-appointment of members to the Advisory Committee on Development as presented.
- Authorize 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.
- Approve re-appointing members to the City of Conroe Electrical Trade Board as discussed.
- Approve re-appointing members to the City of Conroe Plumbing Trade Board as discussed.
- Approve re-appointing members to the City of Conroe CDBG Citizens Advisory Committee as discussed.
- Approve appointing members to the City of Conroe Heating & A/C Board as discussed.
- Approve emergency repairs of Water Well No. 22 as discussed.
- Award Generator Maintenance Bid to LI Power with the exception of the Conroe PD, which will remain with Cummins.
- Approve assignment of Woodhaven Forest PID reimbursement payments.
- Approve assignment of Canyon Creek PID reimbursement payments.
- Approve FY 2019 Purchase Order for Locke Lord, LLP.
- Approve Commission and Board Meeting absences.
  - 11/01/18 – no absences
  - 11/15/18 – meeting cancelled, due to no quorum
- Approve Council Meeting Minutes held November 7 & 8, 2018.

Payment of Statements:

- Stealth Partner Group Inv. No. 1-Nov Stop Loss Coverage $87,765.60
- Wharton Smith, Inc. Inv. No. 9 – Southwest WWTP Plant Flood Restoration and Repairs $158,999.66
- Wharton Smith, Inc. Inv. No. 1B – Southwest WWTP Plant Flood Restoration and Repairs $364,273.96
- T Construction LLC Inv. No. 6 – SSOI Sec 6 Sewer Rehab/Construction $241,423.23
- TCEQ Inv. No. PHS0182956 – Water System permit fees $62,387.20
- Traffic Systems Construction Inv. No. 6 – Downtown Signals 3 locations $245,884.81
- Stealth Partner Group Inv. No. 1-Dec Stop Loss Coverage $86,106.80
- SH Government Solutions Inv. No. G0000303884 – Core CAL Multiple user platform $94,571.60
- Spillman Technologies, Inc. Inv. No. 39323 – Annual Maintenance Fee $79,984.87
- Alcott Inc. dba TCH Inv. No. – 1 – WWTP Fiber Connectivity $156,559.85

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Mayor Pro Tem Coon stated that the citizens of Conroe paid the SJRA a little under $700,000 for surface water fees.

Mayor Powell wished all a Merry Christmas and a Happy New Year, and thanked staff for their hard work.

There being no further business to consider, a motion was made by Councilman Ham, seconded by Councilman McDonald to adjourn the meeting.
Wilson Road Widening
- Phase 2 has begun to grade, stabilize and pour concrete for the eastbound lanes.
- 3 signal foundations have been poured & cabinet complete.
- Scheduled completion adjusted to February 2019 due to rain days.

Grace Crossing Ext
- Street project is SUBSTANTIALLY COMPLETE.
- Traffic Signal activated.

Freedom Boulevard (Veterans Memorial)
- 100% concrete pavement. Working on curbs, sidewalks, striping, signs, asphalt tie in to 2854 & cleanup.
- Scheduled completion December 2018

SH 105 Access Management Project (TxDOT)
- Power is to the medians for the irrigation system. Planting was begun.

Smaller Projects under construction
- Safe Route to School sidewalks – SUBSTANTIALLY COMPLETE.
- Downtown signals (N Thompson & San Jacinto) – Need electrical service. Waiting on Entergy.
- SSOI Section-6 Sanitary Sewer Rehab – Continue pipe bursting 32,000 LF & manhole lining & testing.
- Conroe Connection Transit - Started 3rd & 4th bus routes, installed permeant sign placement.
- SSOI Section-7a Sewer Rehab – Continuing Pre-TV.
- Signal - S. Loop 336 at S. Conroe Medical Drive – Materials have been ordered, working on the power.
- WWTP - Fiber Connectivity to PW – 75% complete; continue to install conduit and ground boxes.
- Industrial Park Rehab (Pollok & Conroe Park) – Pre-Construction meeting held, start in January 2019.
- Longmire Road Widening – Bid award 12/13/18.
- Sewer Rehab SH 105/IH45 Sanitary Sewer Phase 3 - Bid award 12/13/18.
- Sewer Rehab River Pointe Area - Bid award 12/13/18.
- Sgt. Ed Holcomb waterline – Bid award 12/13/18.
- SH 105 West 12” Waterline Extension (to McCaleb) – Bid award 12/13/18.
- Stewart Creek Mitigation – Begin planting trees in 1/2019. Public Works has begun installing riprap.
- Sanitary Sewer Evaluation Survey (SSES) – Collecting data; set 33 flow meters for 6 basins. First data/report received November 2018 and Second data/report due: April 2019

Projects under Design
- Sidewalks - Wilson Road (Federal Funding) – ready to bid once street project at 50%
- Robinwood Water Well (Jasper) - 100 % Design; the permits for TCEQ & LSGW are complete. Bid in March 2019 after the tank rehabilitation by Public Works.
- New WWTP – 75% plans – Change Order approved, updating plans. Working on new schedule.
- Old Conroe Road – Kickoff meeting scheduled for preliminary engineering on 1/8/19. LJA contract & County agreement approved.
- SSOI Section-7b Sewer Rehab – Finalizing plans; 80% complete with Pre-TV; bid soon.
- Sidewalks for Semands & Silverdale – survey complete; 30% plans,
- Street Rehabs for Milltown and Tanglewood/Briarwood – began survey work.
- CDBG-Disaster Recovery-Hurricane Harvey – working on finalizing contract with GLO.
- Sewer Rehab - Forest Estates and Wroxton – survey complete; 30% plans.
- Drainage Rehab for Crighton Ridge & Live Oak Creek – began survey work.
- Camelot Extension – Reviewing 100% design. Ready to bid soon.
- Lift Station Removal Pebble Glen & Longmire Pointe – reviewed 60% design; 90% due 1/2/19.
- FM 1488 Water System Improvements – Began survey and 30% plans due 2/25/19.
- McCaleb Water Well Construction – Land acquisition.
- Street Rehab - Brass Nail Road & Grace Crossing Loop – reviewed 30% plans
- Preparing a work schedule plan for new FY 18/19 CIP for in-house design projects
- Scoping meetings for proposals for new FY 18/19 CIP for consultant design projects.