CALL TO ORDER
CALL OF ROLL

PRESENT: Mayor Powell
         Mayor Pro Tem Coon
         Council Members Gibson, McDonald, Ham and Czajkoski
         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 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

Soco M. Gorjón, City Secretary
WORKSHOP AGENDA

OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Police Officer J. Tones for his 7 years of service.

TOURIST ADVISORY COUNCIL APPOINTMENTS

VB Manager Shannon Overby addressed Council and stated that the Tourist Advisory Council of the Convention & Visitors Bureau recommended the re-appointment of James Winkler, Stephen Nalway and Janice Parish to serve a three-year term and would like to appoint Frank Jackson to fill Danna Davis' unexpired term since she resigned.

CARL BARTON, JR. PARK BID AWARD
Parks and Recreation Director Mike Riggins presented Council the proposed bid award for improvements to Carl Barton, Jr. Park for their review and consideration. Staff and the review committee recommended awarding the bid to Texas Wall and Landscape in the amount of $2,259,790.90.

ANNEX 4.83 ACRES INTO MUD NO. 4
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution consenting to the annexation of 4.834 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 4. Mrs. Mikeska noted that the MUD was requesting the annexation, have submitted plans, and would comply with the Tree Ordinance.

SUPPORT LEGISLATIVE CREATION OF MANAGEMENT DISTRICT NO. 3
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Management District No. 3, to be located off the SH 105 W. corridor and McCaleb Road on a tract known as the Muse Property, plus some additional property.

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

ENGINEERING CONSULTANT SERVICES PROPOSAL – FORCE MAIN CHAPEL RUN TO APRIL SOUND
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Proposal from Bleyl Engineering for the force main along Chapel Run to April Sound (SH 105 and Tejas Blvd) Project. Mr. Woolley pointed out that the scope of services was to provide a design for approximately 3,500 linear feet of C900 force main to serve approximately 350 lots in MUD 149. Staff recommended approval of contract in the amount of $113,938 to Bleyl Engineering.

ENGINEERING CONSULTANT SERVICES PROPOSAL – PANORAMA COOLING TOWERS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from Bleyl Engineering for the Panorama Cooling Towers. Mr. Woolley informed Council that the scope of the service was to provide a design to construct two (2) 1,000 gallon-per-minute cooling towers and all necessary appurtenances. Staff recommended approval of contract in the amount of $99,777.

ENGINEERING CONSULTANTS SERVICES CONTRACT – FUTURE WELL SITE NO. 26
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from CP&Y for future Well Site No. 26 in the amount of $580,023.54. Mr. Woolley advised the consultant’s scope of services was to provide the design for a 1-million gallon capacity elevated storage tank and appurtenances along with a Catahoula well with a capacity of 2,000 gallons per minute. Staff recommended approval of contract.

CARL BARTON DIVERSION PHASE 1 GRAVITY SEWER & FORCE MAIN PROJECT
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Professional Services Agreement for the Carl Barton Diversion Phase 1 Gravity Sewer and Force Main Project. Mr. Woolley described the scope of the project and Council addressed questions. Staff recommended awarding design agreement for Phase 1 in the amount of $457,456 to Freese and Nichols.
ENGINEERING CONSULTANT CONTRACT – TRAFFIC SIGNALS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from Kimley-Horn for three traffic signals approved on the CIP. Staff recommended approval of the fee proposal in the amount of $85,400 to Kimley-Horn.

CHANGE ORDER NO. 1 – CONROE PARK AND POLLOK DRIVE REHAB PROJECT
Director of Capital Projects/CIP Tommy Woolley asked Council to consider Change Order No. 1 in the amount of $174,580 for the Conroe Park Drive and Pollock Drive Rehab Project. Mr. Woolley pointed out that the City has requested the contractor, Larry Young Paving, Inc., to clear additional area for the future expansion of the Conroe Park North extension that was currently under design. Mr. Woolley pointed out that this would save time and money on the survey for the future project. Staff recommended approving the Change Order.

ENGINEERING CONSULTANT SERVICES CONTRACT – AMENDMENT 1 – WATER REHAB PROJECTS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the proposed Engineering Consultant Services Contract from LJA Engineering – Amendment 1 – Water Rehabilitation Projects for FY 2018-2019. Mr. Woolley pointed out that this contract amendment would add subsurface utility engineering to all four water projects for FY 2018-1019. Staff recommended approval of the additional fee in the amount of $271,395 to LJA Engineering.

SPEED LIMIT - FM 3083 – EAST OF UPRR TO LOOP 336 NORTH
Director of Capital Projects/CIP Tommy Woolley presented Council the proposal of reducing the existing speed limit temporarily on FM 3083 – East of UPRR to Loop 336 North from 55 mph to 45 mph for a construction speed zone. Staff recommended approval.

BLANKET PURCHASE ORDER – BOOTH, AHRENS & WERKENTHIN
Director of Public Works Norman McGuire asked Council to consider approving a proposed Blanket Purchase Order to Booth, Ahrens & Werkenthin for legal services assisting with Bed and Banks permit not to exceed $200,000.

ELECTRONIC BIDS – PROCUREMENT PROCESS
Purchasing Manager Kristina Colville presented Council for their consideration a Resolution incorporating electronic bids to the City’s competitive procurement process. Mrs. Colville pointed out that the proposed resolution will adopt rules to ensure the identification, security and confidentiality of electronic bids or proposals. She also stated that hand delivered bids would still be accepted. Staff recommended using CIVCAST.

ROOF BID – OLD POLICE/MUNICIPAL COURT FACILITY
Facilities Manager Tammie Rushing presented Council for their consideration a roof bid for the Old Police/Municipal Court Facility. Staff recommended awarding the project to the low bidder, Lessman Roofing in the amount of $297,900.

LEGISLATIVE PROGRAM AND PRIORITIES FOR THE 86TH TEXAS LEGISLATURE
City Attorney Marc Winberry presented Council a proposed Resolution establishing City of Conroe legislative program and priorities for the 86th Texas Legislature. Staff recommended approval of the proposed form of deed and authorizing execution and delivery of the deed by the Mayor. (Attached as Exhibit “B”).

At 2:47 p.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Soco Gorjón, recessed into a Closed Executive Session Chapter 551.071, 551.072 for the following purpose:

- SJRA GRP Contract Litigation
- Litigation with Lone Star Groundwater Conservation on District Rules
- Claim of Bruce Clay related to off-premise advertising sign
- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 4:18 p.m.

BRIEFING
Jone
COUNCIL MEMBERS INQUIRY TIME
City Attorney Marc Winberry pointed out that there was some confusion on the January 10, 2019 Council Minutes on the Action Agenda to be approved concerning the Chapel Run Subdivision, street right-of-way variance item. Mr. Winberry stated that due to all of the discussion on the item, that the minutes reflect that Council only approved to reduce the pavement width on local streets to 26-ft. and pointed out that if the minutes were approved as written, it would lock the variance as only 26-ft. streets.

After a lengthy discussion, Mayor Powell noted that he clearly noted a motion to approve “collector streets at 39-ft. pavement, local through streets at 26-ft. pavement, and cul-de-sac streets at 24-ft. pavement.” He pointed out that the confusion occurred when he was going to cast his tiebreaker vote and Mayor Pro Tem asked for clarification of the motion, and asked if the motion was to approve 26-ft. streets to which Mayor Powell answered in the affirmative and cast his tiebreaker vote moving forward with the variance.

Mr. Winberry encouraged Council to listen to the recorded Council meeting for clarification and to see if any changes needed to be made to the minutes. Director of Capital Projects/CIP Tommy Woolley stated the developer had submitted drawings for 26 ft. streets and 24 ft. cul-de-sacs. City Administrator Paul Virgadamo pointed out that the City needed to inform the developer of what the official minutes reflect, since it would affect the development moving forward.

Mayor Powell thanked Council for achieving TML recognition for continuing education and pointed out that this was the first time that all of the Council members would be recognized. He asked Council to consider moving the second scheduled meeting into February 25 & 26, 2019, so that all Council members could attend the TML awards ceremony scheduled in Austin February 26 – March 1, 2019.

There being no further business brought before the Council, the meeting was recessed until tomorrow at 6:00 p.m.
OFFICIAL ACTION OF THE CONROE CITY COUNCIL
CALL TO ORDER
ALL 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 Socio M. Gorjón

INVOCATION & PLEDGE: Pastor Derick White – Conroe Church of God

Mayor Powell thanked Officer Hughes for his 4 years of service to the Police Department.

SPEED LIMIT REDUCTION – FM 3083 – EAST OF UPRR TO LOOP 336 NORTH
Councilman Ham made a motion to approve reducing the existing speed limit on FM 3083 – East of UPRR to Loop 336 North from 55 mph to 45 mph for a construction speed zone, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

ELECTRONIC BIDS – PROCUREMENT PROCESS
Councilman McDonald made a motion to approve the Purchasing Department’s request to incorporate electronic bids to the City’s competitive procurement process, as presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

LEGISLATIVE PROGRAM AND PRIORITIES FOR THE 86TH TEXAS LEGISLATURE
Councilman Ham made a motion to approve the proposed Resolution establishing the City of Conroe legislative program and priorities for the 86th Texas Legislature, as presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

CONSENT AGENDA
A motion was made by Councilman Czajkoski, seconded by Councilman McDonald to approve the Consent Agenda items 4 through 21, excluding item 19, as presented. Motion carried unanimously.

- Approve appointees for Tourist Advisory Council.
- Approve bid award for improvements to Carl Barton, Jr. Park to Texas wall and Landscape.
- Approve Resolution consenting to the annexation of 4.834 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 4.
- Approve Resolution supporting the legislative creation of Management District No. 3, to be located off the SH 105 W. corridor and McCaleb Road on a tract known as the Muse Property, plus some additional property.
- Approve Engineering Consultant Services Contract to Bleyl Engineering for the force main along Chapel Run to April Sound (SH 105 and Tejas Blvd) Project.
- Approve Engineering Consultant Services Contract from Bleyl Engineering for the Panorama Cooling Towers.
- Approve Engineering Professional Services for the Carl Barton Diversion Phase 1 Gravity Sewer and Force Main Project to Freese and Nichols.
- Approve Change Order No. 1 for the Conroe Park Drive and Pollok Drive Rehab Projects.
- Approve purchase request for traffic signal supplies from Twincrest Technologies utilizing the HGAC Contract #PE05-17.
- Approve blanket purchase order to Booth, Ahrens & Werkenthin for legal services assisting with Bed and Banks permits.
- Approve awarding Roof Bid for the Old Police/Municipal Court Facility to Lessman Roofing.
- Approve Commission and Board Meeting absences.
  - 1/03/19 – Bob Rabuck
  - 1/07/19 – No Meeting

Payment of Statements:
- Inception Marketing
- Triple B Services, LLP
- LJA Engineering
- Alcott Inc. dba TCH
- Knight Security Systems.
- T Construction LLC
- Links Construction
- The Goodman Corporation
- Lansdown Moody
- Kimley-Horn and Associates
- Traffic Systems Construction
- T Construction LLC
- Traffic Systems Construction, Inc.
- San Jacinto River Authority
- Inv. No. 2222-2 Downtown Christmas lights $88,583.63
- Inv. No. 9 – Wilson Rd. Widening Project $291,343.40
- Inv. No. 201822677 – Design Services Old Conroe Rd. $61,972.78
- Inv. No. 3 – WWTP Fiber Connectivity $77,442.90
- Inv. No. 807830 – Secure Plan Plus agreements $173,544.65
- Inv. No. 6 – SSOI Sec 6 Sewer Rehab/Construction $177,476.18
- Inv. No. 1 – Sgt. Ed Holcomb Waterline Ext $86,476.04
- Inv. No. 11-2018-49 – Transit and Mobility Planning $59,376.07
- Inv. No. EN02906 – 2019 New Holland Tractor $301,480.00
- Inv. No. 057778822-1218 – Prof. Services Aquatic Center $81,900.00
- Inv. No. 7 – Downtown Signals at 3 locations $91,512.55
- Inv. No. 1 – SSOI Sec 7 Sewer Rehab/Construction $162,559.96
- Inv. No. 8 – Downtown Signals at 3 locations $78,023.50
- Surface Water Fee payment $598,459.59

- Approve real estate contract for purchase of Water Well Site from Charlsie Caywood and authorize Mayor to execute contract.

JANUARY 9 & 10, 2019 COUNCIL MINUTES
Councilman Ham made a motion to approve the corrected Council Minutes for January 9 & 10, 2019, as discussed and presented. Councilman McDonald seconded the motion. Mayor Pro Tem Coon and Councilman Gibson voted against the motion. Councilman Czajkoski voted in favor of the motion. Motion carried.

JANUARY 23 & 24, 2019 COUNCIL MINUTES
Mayor Pro Tem Coon made a motion to approve the Council Minutes for January 23 & 24, 2019 as presented. Councilman McDonald seconded the motion. Motion carried unanimously.

City Administrator Paul Virgadamo asked Council to consider moving the next Council Meeting and Workshop to February 25, 2019 instead of two separate days. It was Council's consensus to move the next Council Meeting to February 25, 2019 at 9:30 a.m.

There being no further business to consider, a motion was made by Mayor Pro Tem Coon, seconded by Councilman Ham to adjourn the meeting.
CALL TO ORDER
CALL OF ROLL

PRESENT: Mayor Powell
Mayor Pro Tem Coon
Council Members Gibson, McDonald, Ham and Czajkoski
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 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

Soco M. Gorjón, City Secretary
OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Police Officer J. Tones for his 7 years of service.

TOURIST ADVISORY COUNCIL APPOINTMENTS
VB Manager Shannon Overby addressed Council and stated that the Tourist Advisory Council of the Convention & Visitors Bureau recommended the re-appointment of James Winkler, Stephen Nalaway and Janice Parish to serve a three-year term and would like to appoint Frank Jackson to fill Danna Davis’ unexpired term since she resigned.

CARL BARTON, JR. PARK BID AWARD
Parks and Recreation Director Mike Riggins presented Council the proposed bid award for improvements to Carl Barton, Jr. Park for their review and consideration. Staff and the review committee recommended awarding the bid to Texas Wall and Landscape in the amount of $2,259,790.90.

ANNEX 4.83 ACRES INTO MUD NO. 4
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution consenting to the annexation of 4.834 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 4. Mrs. Mikeska noted that the MUD was requesting the annexation, have submitted plans, and would comply with the Tree Ordinance.

SUPPORT LEGISLATIVE CREATION OF MANAGEMENT DISTRICT NO. 3
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Management District No. 3, to be located off the SH 105 W. corridor and McCaleb Road on a tract known as the Muse Property, plus some additional property.

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

ENGINEERING CONSULTANT SERVICES PROPOSAL – FORCE MAIN CHAPEL RUN TO APRIL SOUND
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Proposal from Bleyl Engineering for the force main along Chapel Run to April Sound (SH 105 and Tejas Blvd) Project. Mr. Woolley pointed out that the scope of services was to provide a design for approximately 3,500 linear feet of C900 force main to serve approximately 350 lots in MUD 149. Staff recommended approval of contract in the amount of $113,938 to Bleyl Engineering.

ENGINEERING CONSULTANT SERVICES PROPOSAL – PANORAMA COOLING TOWERS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from Bleyl Engineering for the Panorama Cooling Towers. Mr. Woolley informed Council that the scope of the service was to provide a design to construct two (2) 1,000 gallon-per-minute cooling towers and all necessary appurtenances. Staff recommended approval of contract in the amount of $99,777.

ENGINEERING CONSULTANTS SERVICES CONTRACT – FUTURE WELL SITE NO. 26
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from CP&Y for future Well Site No. 26 in the amount of $580,023.54. Mr. Woolley advised the consultant’s scope of services was to provide the design for a 1-million gallon capacity elevated storage tank and appurtenances along with a Catahoula well with a capacity of 2,000 gallons per minute. Staff recommended approval of contract.

CARL BARTON DIVERSION PHASE 1 GRAVITY SEWER & FORCE MAIN PROJECT
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Professional Services Agreement for the Carl Barton Diversion Phase 1 Gravity Sewer and Force Main Project. Mr. Woolley described the scope of the project and Council addressed questions. Staff recommended awarding design agreement for Phase 1 in the amount of $457,456 to Freese and Nichols.
ENGINEERING CONSULTANT CONTRACT – TRAFFIC SIGNALS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Consultant Services Contract from Kimley-Horn for three traffic signals approved on the CIP. Staff recommended approval of the fee proposal in the amount of $85,400 to Kimley-Horn.

CHANGE ORDER NO. 1 – CONROE PARK AND POLLOK DRIVE REHAB PROJECT
Director of Capital Projects/CIP Tommy Woolley asked Council to consider Change Order No. 1 in the amount of $174,580 for the Conroe Park Drive and Pollok Drive Rehab Project. Mr. Woolley pointed out that the City has requested the contractor, Larry Young Paving, Inc., to clear additional area for the future expansion of the Conroe Park North extension that was currently under design. Mr. Woolley pointed out that this would save time and money on the survey for the future project. Staff recommended approving the Change Order.

ENGINEERING CONSULTANT SERVICES CONTRACT – AMENDMENT 1 – WATER REHAB PROJECTS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the proposed Engineering Consultant Services Contract from LJA Engineering – Amendment 1 – Water Rehabilitation Projects for FY 2018-2019. Mr. Woolley pointed out that this contract amendment would add subsurface utility engineering to all four water projects for FY 2018-1019. Staff recommended approval of the additional fee in the amount of $271,395 to LJA Engineering.

SPEED LIMIT - FM 3083 – EAST OF UPRR TO LOOP 336 NORTH
Director of Capital Projects/CIP Tommy Woolley presented Council the proposal of reducing the existing speed limit temporarily on FM 3083 – East of UPRR to Loop 336 North from 55 mph to 45 mph for a construction speed zone. Staff recommended approval.

BLANKET PURCHASE ORDER – BOOTH, AHRENS & WERKENTHIN
Director of Public Works Norman McGuire asked Council to consider approving a proposed Blanket Purchase Order to Booth, Ahrens & Werkenthin for legal services assisting with Bed and Banks permit not to exceed $200,000.

ELECTRONIC BIDS – PROCUREMENT PROCESS
Purchasing Manager Kristina Colville presented Council for their consideration a Resolution incorporating electronic bids to the City’s competitive procurement process. Mrs. Colville pointed out that the proposed resolution will adopt rules to ensure the identification, security and confidentiality of electronic bids or proposals. She also stated that hand delivered bids would still be accepted. Staff recommended using CIVCAST.

ROOF BID – OLD POLICE/MUNICIPAL COURT FACILITY
Facilities Manager Tammie Rushing presented Council for their consideration a roof bid for the Old Police/Municipal Court Facility. Staff recommended awarding the project to the low bidder, Lessman Roofing in the amount of $297,900.

LEGISLATIVE PROGRAM AND PRIORITIES FOR THE 86TH TEXAS LEGISLATURE
City Attorney Marc Winberry presented Council a proposed Resolution establishing City of Conroe legislative program and priorities for the 86th Texas Legislature. Staff recommended approval of the proposed form of deed and authorizing execution and delivery of the deed by the Mayor. (Attached as Exhibit “B”).

At 2:47 p.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Soco Gorjón, recessed into a Closed Executive Session Chapter 551.071, 551.072 for the following purpose:

- SJRA GRP Contract Litigation
- Litigation with Lone Star Groundwater Conservation on District Rules
- Claim of Bruce Clay related to off-premise advertising sign
- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 4:18 p.m.
COUNCIL MEMBERS INQUIRY TIME
City Attorney Marc Winberry pointed out that there was some confusion on the January 10, 2019 Council Minutes on the Action Agenda to be approved concerning the Chapel Run Subdivision, street right-of-way variance item. Mr. Winberry stated that due to all of the discussion on the item, that the minutes reflect that Council only approved to reduce the pavement width on local streets to 26-ft. and pointed out that if the minutes were approved as written, it would lock the variance as only 26-ft. streets.

After a lengthy discussion, Mayor Powell noted that he clearly noted a motion to approve “collector streets at 39-ft. pavement, local through streets at 26-ft. pavement, and cul-de-sac streets at 24-ft. pavement.” He pointed out that the confusion occurred when he was going to cast his tiebreaker vote and Mayor Pro Tem asked for clarification of the motion, and asked if the motion was to approve 26-ft. streets to which Mayor Powell answered in the affirmative and cast his tiebreaker vote moving forward with the variance.

Mr. Winberry encouraged Council to listen to the recorded Council meeting for clarification and to see if any changes needed to be made to the minutes. Director of Capital Projects/CIP Tommy Woolley stated the developer had submitted drawings for 26 ft. streets and 24 ft. cul-de-sacs. City Administrator Paul Virgadamo pointed out that the City needed to inform the developer of what the official minutes reflect, since it would affect the development moving forward.

Mayor Powell thanked Council for achieving TML recognition for continuing education and pointed out that this was the first time that all of the Council members would be recognized. He asked Council to consider moving the second scheduled meeting in to February 25 & 26, 2019, so that all Council members could attend the TML awards ceremony scheduled in Austin February 26 – March 1, 2019.

There being no further business brought before the Council, the meeting was recessed until tomorrow at 6:00 p.m.
OFFICIAL ACTION OF THE CONROE CITY COUNCIL
CALL TO ORDER
ALL 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 & PLEDGE: Pastor Derick White – Conroe Church of God

Mayor Powell thanked Officer Hughes for his 4 years of service to the Police Department.

SPEED LIMIT REDUCTION – FM 3083 – EAST OF UP RR TO LOOP 336 NORTH

Councilman Ham made a motion to approve reducing the existing speed limit on FM 3083 – East of UP RR to Loop 336 North from 55 mph to 45 mph for a construction speed zone, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

ELECTRONIC BIDS – PROCUREMENT PROCESS

Councilman McDonald made a motion to approve the Purchasing Department’s request to incorporate electronic bids to the City’s competitive procurement process, as presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

LEGISLATIVE PROGRAM AND PRIORITIES FOR THE 86TH TEXAS LEGISLATURE

Councilman Ham made a motion to approve the proposed Resolution establishing the City of Conroe legislative program and priorities for the 86th Texas Legislature, as presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

CONSENT AGENDA

A motion was made by Councilman Czajkoski, seconded by Councilman McDonald to approve the Consent Agenda Items 4 through 21, excluding item 19, as presented. Motion carried unanimously.

- Approve appointees for Tourist Advisory Council.
- Approve bid award for improvements to Carl Barton, Jr. Park to Texas wall and Landscape.
- Approve Resolution consenting to the annexation of 4.834 acres of land, more or less, into the boundaries of the Montgomery County Utility District No. 4.
- Approve Resolution supporting the legislative creation of Management District No. 3, to be located off the SH 105 W. corridor and McCaleb Road on a tract known as the Muse Property, plus some additional property.
- Approve Engineering Consultant Services Contract to Bleyl Engineering for the force main along Chapel Run to April Sound (SH 105 and Tejas Blvd) Project.
- Approve Engineering Consultant Services Contract from Bleyl Engineering for the Panorama Cooling Towers.
- Approve Engineering Professional Services for the Carl Barton Diversion Phase 1 Gravity Sewer and Force Main Project to Freese and Nichols.
- Approve Change Order No. 1 for the Conroe Park Drive and Pollok Drive Rehab Projects.
• Approve purchase request for traffic signal supplies from Twncrest Technologies utilizing the HGAC Contract #PE05-17.
• Approve blanket purchase order to Booth, Ahrens & Werkenthin for legal services assisting with Bed and Banks permits.
• Approve awarding Roof Bid for the Old Police/Municipal Court Facility to Lessman Roofing.
• Approve Commission and Board Meeting absences.
  ° 1/03/19 – Bob Rebuck
  ° 1/07/19 – No Meeting

• Payment of Statements:
  • Inception Marketing
  • Triple B Services, LLP
  • LJA Engineering
  • Alcott Inc. dba TCH
  • Knight Security Systems.
  • T Construction LLC
  • Links Construction
  • The Goodman Corporation
  • Lansdown Moody
  • Kimley-Horn and Associates
  • Traffic Systems Construction
  • T Construction LLC
  • Traffic Systems Construction, Inc.
  • San Jacinto River Authority

  Inv. No. 2222-2 Downtown Christmas lights $ 88,583.63
  Inv. No. 9 – Wilson Rd. Widening Project $291,343.40
  Inv. No. 201822677 – Design Services Old Conroe Rd. $ 61,972.78
  Inv. No. 3 – WWTP Fiber Connectivity $ 77,442.90
  Inv. No. 807830 – Secure Plan Plus agreements $173,544.65
  Inv. No. 8 – SSOI Sec 6 Sewer Rehab/Construction $177,476.18
  Inv. No. 1 – Sgts. Ed Holcomb Waterline Ext $ 86,476.04
  Inv. No. 11-2018-49 – Transit and Mobility Planning $ 59,376.07
  Inv. No. E02908 – 2019 New Holland Tractor $301,480.00
  Inv. No. 057778822-1218 – Prof. Services Aquatic Center $ 81,900.00
  Inv. No. 7 – Downtown Signals at 3 locations $ 91,512.55
  Inv. No. 1 – SSOI Sec 7 Sewer Rehab/Construction $162,559.96
  Inv. No. 8 – Downtown Signals at 3 locations $ 78,023.50
  Surface Water Fee payment $598,459.59

• Approve real estate contract for purchase of Water Well Site from Charlsie Caywood and authorize Mayor to execute contract.

JANUARY 9 & 10, 2019 COUNCIL MINUTES
Councilman Ham made a motion to approve the corrected Council Minutes for January 9 & 10, 2019, as discussed and presented. Councilman McDonald seconded the motion. Mayor Pro Tem Coon and Councilman Gibson voted against the motion. Councilman Czajkoski voted in favor of the motion. Motion carried.

JANUARY 23 & 24, 2019 COUNCIL MINUTES
Mayor Pro Tem Coon made a motion to approve the Council Minutes for January 23 & 24, 2019 as presented. Councilman McDonald seconded the motion. Motion carried unanimously.

City Administrator Paul Virgadamo asked Council to consider moving the next Council Meeting and Workshop to February 25, 2019 instead of two separate days. It was Council’s consensus to move the next Council Meeting to February 25, 2019 at 9:30 a.m.

There being no further business to consider, a motion was made by Mayor Pro Tem Coon, seconded by Councilman Ham to adjourn the meeting.
Wilson Road Widening
- Phase 2 is 95% complete; grade, stabilize and pour concrete for the eastbound lanes.
- 3 signal foundations have been poured & cabinet complete.
- Scheduled completion adjusted to TBD due to utility conflicts.

Freedom Boulevard (Veterans Memorial)
- Project complete. Ribbon cutting scheduled for February 18th at 11am.

SH 105 Access Management Project (TxDOT)
- Held landscaping walkthrough and sidewalk walkthrough schedule for today.

New Conroe Central Wastewater Treatment Plant
- New schedule. Reviewed 75% plans, 95% plans due April.
- Scheduled to advertise for bids in May 2019.
- Scoping with Garver for CPM – Construction Project Management.

Smaller Projects under construction
- Downtown signals (N Thompson & San Jacinto) – Substantially complete.
- SSOI Section-6 Sanitary Sewer Rehab – Substantially Complete.
- SSOI Section-7a Sewer Rehab – Continuing Pre-TV and installed 30% of the 8,760 LF of pipe.
- Signal - S. Loop 336 at S. Conroe Medical Drive – Mast arms to be delivered in February.
- WWTP - Fiber Connectivity to PW–95% complete (15K LF); installed conduit and ground boxes.
- Industrial Park Rehab (Pollok & Conroe Park) – Pre-Construction meeting held, start in February 2019.
- Longmire Road Widening – Pre-Construction meeting held, start late February 2019.
- Sewer Rehab SH 105/I-45 Sanitary Sewer Phase 3 - Pre-Construction meeting held, begin late February.
- Sewer Rehab River Pointe Area - Pre-Construction meeting held, begin late February 2019.
- Sgt. Ed Holcomb waterline – Pre-Construction meeting held, installed 300 LF.
- SH 105 West 12” Waterline Extension (to McCabe) – Pre-Construction meeting held begin April 1st.
- Stewart Creek Mitigation – Completed planting trees. Public Works has begun installing riprap.
- Camelot Extension – Received bids. Evaluating bids to award next Council Meeting.
- Conroe Connection Transit - Started 3rd & 4th bus routes, installed permeant sign placement. Designing bus stop benches and sidewalks.
- 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
- Crighton Road at UPRR - UPRR scheduled to start re-planking on Saturday, February 23, 2019

Projects under Design
- Sidewalks - Wilson Road (Federal Funding) – Finalizing specs to bid late February.
- Robinwood Water Well (Jasper) - Bid in late February 2019, tank rehab to be complete 3/31/19.
- Old Conroe Road – Started survey and preliminary engineering with LJA
- Street Rehab - Brass Nail Road & Grace Crossing Loop – reviewed 90% plans, bid soon.
- SSOI Section-7b Sewer Rehab – Finalizing specs to bid late February.
- Sidewalks for Semands, Silverdale & Sgt Ed Holcomb – survey complete; 60% plans,
- Street Rehabs for Milltown and Tanglewood/Briarwood – survey complete, stated design.
- Street Rehab-Westview Blvd & Montgomery Park Blvd w/sidewalks & waterline–started survey & design
- CDBG-Disaster Recovery-Hurricane Harvey – working on finalizing contract with GLO.
- GLO- CDBG-DR 2016 Flood Grant - application has been finalized & in the contracting phase with GLO.
- Sewer Rehab - Forest Estates and Wroxton – 60% plans complete.
- Lift Station Removal Pebble Glen & Longmire Pointe – reviewed 100% plans, bid late February
• Water Line Rehab - Lewis, Roberson, Dallas, & Palestine - 30% plans due May 2019.
• Drainage Rehab for Crighton Ridge & Live Oak Creek – began survey work.
• McCaleb Water Well & EST – Land acquisition. Scoping with CP&Y for proposal.
• Alligator Creek Riverwalk – Scoping for Design Study.
• Conroe Industrial Park Extension & Farrell – Began environmental, survey & design. (ROW clearing)
• Cooling Towers (Panorama) – Scoping with Bleyl for proposal.
• SH 105 W Force Main - Chapel Hill to April Sound – Scoping with Bleyl for proposal.
• Remove & Replace - Ground Storage Tank Plant 20 (CIDC) – Held kickoff meeting.
• Conroe Industrial Park Extension Water & Sewer – Began survey & design.
• Seven Coves Waterline – held kickoff meeting. Began survey.
• Sewer Upgrades to Carl Barton system – concept to add gravity working on contract proposal. Scoping with Freese & Nichols.
• Underground Utilities - SH 105, IH-45 to SH 75 (CIDC)- scoping with Cobb Fendley.
• Water Line Extension - Water Well No. 24 Blending - reviewing proposal with Carollo.
• Signal/Drainage - Bois D'Arc Bend at Walden Road – held kickoff meeting.
• Signal Projects: held scoping meeting with KimleyHorn.
  o Sgt. Ed Holcomb at Camelot
  o Wally Wilkerson at Conroe Park West (CIDC)
  o Wally Wilkerson at Pollok (CIDC)
• Traffic Signal Upgrade Projects: held scoping meeting with Engineering & Public Works staff.
  o Flashing Yellow Arrows (5 year plan)
  o Radar Detection System (5 year plan)
EXHIBIT A

THE CITY OF CONROE
LEGISLATIVE AGENDA FOR THE 86TH SESSION OF THE TEXAS LEGISLATURE
Position Statements

Municipal Powers

1. Support legislation that supports or advances the principles of local control to allow for locally elected officials to make decisions that are beneficial to the interest of City residents or that is otherwise beneficial to the City’s interest.

2. Oppose legislation that preempts or erodes the authority of city government or is detrimental to the City’s ability to pursue citizen priorities or respond to local citizen concerns.

Municipal Revenue and Budgeting Authority

1. Support legislation that reduces the overall tax burden on residents and businesses, including legislation that:
   a. Adequately funds and reforms the public school finance system;
   b. Eliminates unfunded mandates on municipalities for which the cost is then passed down to residents;
   c. Protects or enhances municipal revenues such as property taxes, sales taxes right-of-way revenues, service fees, and court fines;
   d. Requires remote sellers to collect and remit state and local sales taxes on goods shipped to customers living in Texas;
   e. Accurately notifies and explains to taxpayers the actual impacts of the effective tax rate while deleting parts of the notification and adoption process that causes confusion and is inconsistent with the goal of providing a transparent budget and tax rate setting process;
   f. Simplifies the effective tax rate calculation for notice purposes only, provided the legislation would have no effect on the underlying effective tax rate and rollback tax rate calculations themselves;
   g. Expands the use of public, educational, and government (PEG) fees to include operational and related costs associated with PEG channels; and
   h. Increases funding for arts & cultural programs.

2. Oppose legislation that would detrimentally affect the City’s financial position and limit local budgeting authority by reducing revenue streams that fund services citizens depend on or negatively impact potential revenue growth critical for providing services – such as public safety – for a growing and aging community, including legislation that:
a. **Imposes a revenue cap** on any type, including a reduced rollback rate, mandatory tax rate ratification elections, lowered rollback petition requirements, limitations on overall city expenditures, exclusion of the new property adjustment in effective rate and rollback rate calculations, or legislation that lowers the rollback rate and gives a city council the option to re-raise the rollback rate;

b. **Lowers the appraisal cap** or otherwise creates property tax exemptions that would unfairly shift the financial tax burden to other taxpayers;

c. **Restricts the ability of the City to issue debt in order to fund public improvements through either General Obligation or Certificates of Obligation bonds or causes unnecessarily complex public notification requirements that are confusing to voters;**

d. **Imposes an unfunded mandate** that would require any City expenditure unless all costs are reimbursed by the State;

e. Requires the City to generate revenues for the State thereby **unfairly shifting local tax dollars outside of the City.**

**Economic Development**

1. **Seek introduction and passage of legislation allowing the City to participate in the qualified hotel project program** and to receive a refund or rebate of various state and local taxes to finance the construction of a qualified hotel and conference center project.

2. **Support the renewal of Chapter 312** (Property Redevelopment and Tax Abatement Act) of the Tax Code which is set to expire September 1, 2019.

3. **Oppose Legislation** that would erode or restrict current municipal economic development tools including but not limited to economic development corporations [Type A (4A) and Type B (4B)], tax abatement, tax increment reinvestment zones, Chapter 380 agreements, the Texas Enterprise Fund, Skills Development Fund, the Texas Enterprise Zone Program, Research and Development tax credit program, the Events Trust Fund and the Major Events Reimbursement Program.

4. **Support legislation** that expands the application of current municipal economic development tools such as allowing land to be used, transferred, conveyed, or swapped in Chapter 380 economic development agreements.

5. **Support the current ability of cities to eliminate one sales and use tax and to adopt another within the same ballot initiative.**

6. **Support continuation of the Hotel Occupancy Tax (HOT) for tourism marketing.**

**Land-Use Regulation and Annexation**

1. **Oppose legislation** that would **diminish the City’s authority to regulate growth and development through zoning regulations, building codes, comprehensive planning, annexation, or eminent domain, or that would erode the City’s authority to assess inspection fees for new, existing, or re-development.**
2. Monitor the creation or modification of special districts within the City and its ETJ, and support or oppose them as necessary.

Right-of-Way and Utilities

1. Oppose legislation that would erode the City’s authority to manage and control public rights-of-way and publically owned land or limit the City’s ability to receive fair market compensation for use of public right-of-way.

2. Support legislation that would increase the authority of municipalities in requiring increased public notice of major pipeline activities – such as flaring – that have a direct impact on the quality of life of city residents.

3. Oppose legislation that would impose on cities: mandatory water conservation measures; “tap fees” or other types of state charge on municipal water systems; or any other onerous regulations as it relates to utilities provided by a city.

4. Oppose any legislation that would diminish or limit the City’s original jurisdiction over electric and gas rates.

Transportation

1. Support legislation that increases state funding for transportation projects or creates local-option funding choices for transportation projects or that discontinues the diversion of transportation revenues to non-transportation purpose.

2. Support funding of the voter-approved Texas Rail Relocation and Improvement Fund.

Water Resources

1. Actively monitor, evaluate, and act, if necessary, on any legislation related to the Lone Star Groundwater Conservation District, the San Jacinto River Authority and Groundwater Management Area 14 including governance, water planning, water fees and related issues.

2. Support legislation that would protect and expand the City’s ability to purchase water, provide water to its residents and customers, use water within its City and Extraterritorial Jurisdiction Areas, and collaborate with local and regional entities on projects or initiatives that seek to enhance the City’s water resource goals.

Purchasing

1. Support continuation of alternative project delivery methods that allow municipalities to select contractors based on both price and qualifications.

Open Meetings/Open Records
1. Support legislation reducing the financial burden on local governments required by the Open Meetings Act and Open Records Requests such as expansion of the ability to charge for costs related to reproduction of public information.

2. Oppose any attempt that would make the current open meetings and public information laws more restrictive and ambiguous and support clarifications that enhance communication between elected officials and their constituents.

3. Support uniform application of the public information and open meetings laws at every level of government including their application to State legislative and executive branches.

Transparency/Ethics

1. Support legislation that improves government transparency so long as such legislation does not create legal confusion or duplicate existing disclosure requirements.

Elections

1. Support legislation that supports and/or increases voter participation so long as the option for the May uniform election date and non-partisan nature of municipal elections are retained.

Public Advertising

1. Support legislation that would enable the use of electronic notice for all public notices including procurement notices.

Collective Bargaining

1. Oppose legislation that would impose expanded collective bargaining rights or expand current meet and confer laws.

Texas Municipal Retirement System (TMRS)

1. Support legislation that would protect the City’s previous and future investments in the TMRS system.

Parks and Recreation

1. Support legislation that provides stewardship, health and well-being, and connectivity for local and state parks and enhances public investment in parks and open spaces.

2. Support the continuation of the sporting goods sales tax and the land and water conservation fund and other funding mechanisms aimed at assuring and enhancing access to nature and the outdoors and providing for recreational amenities, pathways and trails.