MINUTES OF THE
CONROE CITY COUNCIL
FEBRUARY 25, 2019

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 Socó M. Gorjón

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

Duke Coon, Mayor Pro Tem

ATTEST:

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

INVOCATION & PLEDGE: Pastor William Denman – Temple of Faith Baptist Church

EMPLOYEE OF THE MONTH: Malachi Gonzales – Public Works Department

SERVICE AWARD: Eddie Davis – 30 Years – Police Department

Mayor Powell recognized Police Officer R. Gutierrez for his service to the department.

FOREIGN TRADE ZONE #265 – CONROE PARK NORTH INDUSTRIAL PARK
Executive Director of CEDC Danielle Scheiner presented Council a proposed Resolution for their review and consideration to support an application for expansion of the boundary of Foreign Trade Zone #265 to encompass the entire boundary of Conroe Park North Industrial Park. Staff recommended approval.

Councilman Czajkoski made a motion to approve the proposed Resolution for Foreign Trade Zone #265, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

TAX ABATEMENT AGREEMENT - PIPELINE PACKAGING CORPORATION
Executive Director of CEDC Danielle Scheiner presented Council a proposed Tax Abatement Agreement between the City of Conroe and Pipeline Packaging Corporation for their review and consideration. Mrs. Scheiner explained this would be a 4-year abatement to start December 21, 2020 and expire December 21, 2023. Staff recommended approval in accordance with City guidelines and criteria for Tax Abatements.

Councilman McDonald made a motion to approve the Tax Abatement Agreement with Pipeline Packaging Corporation, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

SUPPORT LEGISLATIVE CREATION OF MUD 161
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Municipal Utility District No. 161, to be an out-of-City ETJ MUD, located east of the City of Woodloch, off SH 242. Mr. Winberry stated this would be subject to a Strategic Partnership Agreement to be presented at a later date.

Councilman Ham made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 161, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

SUPPORT LEGISLATIVE CREATION OF MUD 162
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Municipal Utility District No. 162, to be an out-of-City ETJ MUD, located east of the City of Woodloch, off SH 242.

Mayor Pro Tem Coon made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 162, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

SUPPORT LEGISLATIVE CREATION OF MUD 163
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Municipal Utility District No. 163, to be an out-of-City ETJ MUD, located east of the City of Woodloch, off SH 242.

Councilman Czajkoski made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 163, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.
CONROE-THE WOODLANDS URBANIZED AREA – SECOND AMENDMENT
Transportation Manager Shawn Johnson presented Council for their review and consideration the second amendment to the Conroe-The Woodlands Urbanized Area Transit Advisory Committee Bylaws. Mrs. Johnson pointed out that this amendment would add the Capital Reimbursement Rate Policy for ADA Paratransit to the Interlocal Agreement between the City and the Woodlands Township. Staff recommended approval.

Councilman McDonald made a motion to approve the second amendment to the Conroe-The Woodlands Urbanized Area Transit Advisory Committee Bylaws, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

BID AWARD – CAMELOT EXTENSION (ROADWAY) - TRIPLE B SERVICES
Director of Capital Projects/CIP Tommy Woolley asked Council to consider awarding the Camelot Extension (Roadway) construction contract to Triple B Services in the amount of $1,317,049.50. Staff recommended approval.

Councilman Gibson made a motion to approve the bid award to Triple B Services for the Camelot Extension (Roadway), as discussed and presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

ENGINEERING PROFESSIONAL SERVICES PROPOSAL - CAROLLO ENGINEERS, INC.
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Engineering Professional Services Proposal from Carollo Engineers, Inc. to design a connector from Water Well No. 24 to Water Well No. 22 for blending purposes. Staff recommended approval of awarding the design agreement in the amount of $145,000 to Carollo Engineers, Inc. Engineering Manager Chris Bogert explained the project to Council and stated he does not anticipate any problems with SJRA and with the surface water.

Councilman Gibson made a motion to approve the Engineering Professional Services Proposal from Carollo Engineers, Inc. to design a connector from Water Well No. 24 to Water Well No. 22, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

EMERGENCY REPLACEMENT OF WATER WELL NO. 4 (MAIN STREET)
Director of Public Works Norman McGuire informed Council that Water Well No. 4, located at 108 South Main Street, has failed and an emergency replacement was needed. Staff asked Council to consider awarding an emergency contract for replacement of Water Well No. 4 to Weisinger Incorporated in the amount of $1,513,000. Mr. McGuire asked Council to consider approval of $1,663,100 for the required repairs, plus additional funds to upgrade motor and required work. City Attorney City Attorney Marc Winberry has drafted a proposed Resolution for their consideration.

Councilman Ham made a motion to approve the emergency replacement of Water Well No. 4 (Main Street), as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

JANUARY 2019 MONTHLY FINANCIAL REPORT
Assistant City Administrator/CFO Steve Williams presented Council for their review and consideration the January 2019 Monthly Financial Report. Mr. Williams stated that four out of the five funds exceed 33.3% of the budget.

Councilman McDonald made a motion to approve the January 2019 Monthly Financial Summary Report, as presented. Councilman Ham seconded the motion. Motion carried unanimously.

COUNCIL MINUTES – FEBRUARY 13 & 14, 2019
City Secretary Socó M. Gorjón presented Council for their review and consideration the Council Minutes held February 13 and 14, 2019.

Councilman Ham made a motion to approve the Council Meeting Minutes from February 13 and 14, 2019, as presented. Councilman McDonald seconded the motion. Motion carried unanimously.
PAYMENT OF STATEMENTS
Assistant City Administrator/CFO Steve Williams presented Council for their review and consideration invoices over $50,000.

- Berkley/Stealth Partner Group
- Industrial Disposal Supply
- Vortex Turnkey Solutions
- Texas Wall and Landscape LLC
- Third Coast Services, LLC
- Randy Roen Construction
- Triple B Services, LLP

Inv. No. 1- Feb – Stop Loss Coverage $95,330.62
Inv. No. TYMCO Model 600 Street Sweeper $231,750.00
Inv. No. 1 – Manhole box structure $80,000.01
Inv. No. 8 – Safe School Access Improvements $334,312.53
Inv. No. 1 – Traffic Signal Installations $102,654.46
Inv. No. 5 – Construction Freedom Blvd. $186,642.84
Inv. No. 10 – Wilson Rd. Widening Project $425,881.24

Councilman Gibson made a motion to approve the payment of statements, as presented. Councilman McDonald seconded the motion. Motion carried unanimously.

At 10:20 a.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
- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 10:42 a.m.

COUNCIL MEMBERS INQUIRY TIME
Mayor Pro Tem Coon requested an update on the Salary Survey and the Oscar Johnson.

Councilman Ham requested that the Angel Reach presentation be place on the next Council Agenda.

Mayor Powell informed staff and the public that this was the first time that everyone in Council achieved recognition by exceeding certification hours and TML would be presenting an award during their upcoming seminary in San Marcus. He was extremely pleased with this recognition.

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