MINUTES OF THE  
CONROE CITY COUNCIL  
MARCH 13 & 14, 2019

CALL TO ORDER  
CALL OF ROLL

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

ABSENT: Councilman Gibson  
Councilman Czajkoski

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.

\[Signature\]  
Toby Powell, Mayor

ATTEST:  
\[Signature\]  
Soco M. Gorjón, City Secretary
OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Police Officer Markham for his 5 years of service.

OSCAR JOHNSON JR. COMMUNITY CENTER
Parks and Recreation Director Mike Riggens presented Council an update on the future Oscar Johnson, Jr. Community Center. Mayor Pro Tem Coon suggested a meeting with CISD Superintendent Dr. Null.

MUD 147 – SUPPORT LEGISLATIVE CHANGE
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting a legislative change to the creation of Municipal Utility District No. 147, to be an in-City MUD, located near La Salle, off the SH-105 W. corridor. Mrs. Mikeska stated they were requesting the City's support to amend their legislation. City Attorney Marc Winberry noted that this District was to be annexed by the end of the year.

MUD 177 – SUPPORT LEGISLATIVE CREATION
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting a legislative creation of Municipal Utility District No. 177, to be an out-of-City MUD, located off FM 830 in the north ETJ area. Mrs. Mikeska noted this property was composed of 208.41 acres in the City of Conroe and 292 acres in the City of Willis. Mayor Pro Tem Coon requested that City Administrator Paul Virgadamo coordinate a meeting to discuss utilities in this area.

PROPOSED DIRECT ANNEXATION PARCELS
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution regarding proposed Direct Annexation Parcels, which were all City of Conroe ETJ parcels. Mrs. Mikeska informed Council that the proposed Resolution would direct staff to move forward to gather data, develop service plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation. Mrs. Mikeska pointed out that the proposed parcels of land were described as 2019-01, MUD 138 Addition, Roman Hills, 3-parcels; 2019-02, Mackenzie Creek, 1-parcel; and 2019-03, MUD 149 Chapel Run Subdivision, 2-parcels.

CIP UPDATE
Director of Capital Projects/CIP Tommy Woolley presented the CIP update for Council’s review and information (attached as Exhibit “A”). Councilman Ham requested Mr. Woolley to ask the contractors on Wilson and Frazier Road Project to sweep the road on a daily basis.

PUBLIC MANAGEMENT INC. – DISASTER RECOVERY PROGRAMS
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the proposal from Public Management, Inc. to provide Administrative Services for locally funded Disaster Recovery Programs related to Hurricane Harvey. Staff recommended approval of the contract in the amount of $67,499.91.

MULTIPLE USE AGREEMENT – TEXAS DEPARTMENT OF TRANSPORTATION
Director of Capital Projects/CIP Tommy Woolley presented Council for their review and consideration a proposed Resolution authorizing a Multiple Use Agreement (MUA) with the Texas Department of Transportation (TxDOT) in connection with the installation of a sign, flagpoles and related improvements in the State right-of-way (ROW) along the IH-45 and SH-105 detention pond area. Burdett’s Representative presented Council an update on their part of the project.

SPEED ZONE – FM 1488 FROM IH-45 TO OLD CONROE ROAD
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration a request for City Ordinance Speed Zone on FM 1488 from IH-45 to Old Conroe Road. Mr. Woolley advised that TxDOT had completed a speed study and requested to lower the speed limit to 50 mph in this area, as they want to stay consistent.
WATER WELL #4 REPAIRS – GRAVES WINLECTRIC
Assistant Director of Public Works Jason Miller asked Council to consider the purchase of electrical switchgear for Water Well #4 repairs from Graves Winlectric. Staff recommended authorizing the purchase of this electrical switchgear in the amount of $54,264.63.

RECLASSIFY ACTIVE COUNCIL MEMBERS HEALTH INSURANCE
City Administrator Paul Virgadamo presented Council for their review and consideration the possible action to reclassify active Council members as employees for health benefits. Mr. Virgadamo started this would also include the Municipal Judge.

At 2:59 p.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Soco M. 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 to receive legal advice on matters related to annexation
- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 3:52 p.m.

BRIEFING
Mayor Pro Tem Coon stated that the citizens of Conroe paid SJRA $616,852.36 for surface water fees.

COUNCIL MEMBERS INQUIRY TIME
None

There being no further business brought before the Council, the meeting was recessed until tomorrow at 6:00 p.m.
RECONVENE
THURSDAY, MARCH 14, 2019 – 6:00 P.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 Soco M. Gorjón

INVOCATION & PLEDGE:
Pastor Anthony Rios – The Ark Church

Mayor Powell thanked Officer Vradenburg for his 6 years of service to the Police Department.

CITIZEN INQUIRY
John Nicks addressed Council and requested they vote against reducing the speed limits on FM 1488 from I-45 to Old Conroe Road. He also addressed the letter that Mayor Powell signed to oppose property tax reform and he asked that Mayor Powell revoke the letter.

At 6:05 p.m., Mayor Powell, along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Soco M. Gorjón, recessed into a Closed Executive Session Chapter 551.071, 551.072 for the following purpose:

- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 6:34 p.m.

MUD 147 – SUPPORT LEGISLATIVE CHANGE
Councilman Ham made a motion to approve the proposed Resolution supporting a legislative change to the creation of Municipal Utility District No. 147, to be an in-City MUD, located near La Salle, off the SH-105 W. corridor, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

MUD 177 – SUPPORT LEGISLATIVE CREATION
Councilman Ham made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 177, to be an out-of-City ETJ MUD, located off FM 830 in the north ETJ area, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

DIRECT ANNEXATION PARCELS
Councilman Ham made a motion to approve the proposed voluntary Direct Annexation Parcels, which were all City of Conroe ETJ parcels; Direct staff to move forward to gather data, develop service plans, offer Development Agreements on any qualified properties, set and hold Public Hearings, and take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land, described as 2019-01, MUD 138 Addition, Roman Hills, 3-parcels; 2019-02, Mackenzie Creek, 1-parcel; and 2019-03 MUD 149 Chapel Run Subdivision, 2-parcels., as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.
CHANGE ORDER – HANSEN LANDSCAPE CONSTRUCTION
CEDC Executive Director Danielle Scheiner addressed Council and informed that the contract for Hansen Landscape Construction for landscape maintenance at Deison Technology Park expired at the end of January 2019 and staff was requesting a 3-month extension to the contract to continue regular maintenance until the bidding process was completed.

Councilman Gibson made a motion to approve the proposed Change Order in the amount of $35,012.01 for PO #19-00238 to Hansen Landscape Construction, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

RECLASSIFY COUNCIL MEMBERS/MUNICIPAL JUDGE HEALTH BENEFITS
Councilman Ham made a motion to approve the proposed reclassification of active Council members and Municipal Judge as employees for health benefits, as discussed and presented. Councilman Czajkoski seconded the motion. Mayor Pro Tem Coon opposed. Motion carried.

CONSENT AGENDA
A motion was made by Councilman Gibson, seconded by Councilman Ham to approve the Consent Agenda items 6 through 14, as presented. Motion carried unanimously.

- Approve proposal from Public Management, Inc. to provide Administrative Services for locally funded Disaster Recovery Programs related to Hurricane Harvey.
- Approve Resolution authorizing a Multiple Use Agreement with the Texas Department of Transportation in connection with the installation of a sign, flagpoles and related improvements in the State right-of-way along the IH-45 and SH-105 detention pond area.
- Approve request for City Ordinance Speed Zone on FM 1488 from IH-45 to Old Conroe Road.
- Approve purchase of electrical switchgear for Water Well #4 repairs from Graves Winlectric.
- Approve Purchase and sale agreement for purchase of historic Isaac Conroe House property.
- Approve Resolution approving the reappointment of directors to the board of the City of Conroe Municipal Management District No. 1.
- Approve Commission and Board Meeting absences.
  - 2/07/19– Steve Hailey
- Approve Council Minutes held February 25, 2019.

Payment of Statements:

- San Jacinto River Authority: Surface Water Fee payment $544,451.48
- Berkley/Stealth Partner Group: Inv. No. pending – Stop Loss Coverage $ 95,985.10
- Ljia Engineering: Inv. No. 201601393 – Design Services Old Conroe Rd. $114,423.77
- Alcott Inc. dba TCH: Inv. No. 4 – WWTP Fiber Connectivity $ 78,692.90
- Larry Young Paving, Inc.: Inv. No. 1 – CODC Conroe Industrial Dr. and Pollok Dr. Rehab $ 70,015.00
- Wharton Smith, Inc.: Inv. No. 38- Southwest WWTP Flood Restoration/Repairs $404,244.93
- Randy Roan Construction: Inv. No. 6 – Freedom Blvd Construction AKA Veterans Memorial Dr. $ 356,853.93
- Montgomery County Central Appraisal District Inv. No. – Quarterly Shared Appraisal District fees $ 76,031.71

There being no further business to consider, a motion was made by Mayor Pro Tem Coon, seconded by Councilman McDonald to adjourn the meeting.
Wilson Road Widening
- Phase 2 is complete; Traffic switched onto the new concrete pavement
- Started Phase 3’ grade, stabilize and pour concrete for the westbound lanes.
- Activated the new traffic signal at Frazier St.
- Scheduled completion adjusted to TBD due to utility conflicts. Waiting on updated schedule.

SH 105 Access Management Project (TxDOT)
- Held landscaping walkthrough and sidewalk walkthrough. Working on the punch list.
- Traffic signal and utilities conduit duct bank walkthrough scheduled.

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.

Industrial Park Rehab (Pollok & Conroe Park)
- Pre-Construction meeting held. Installed message boards/signs for the detour and driveway work.

Longmire Road Widening
- Pre-Construction meeting held, Scheduled start May 2019, pending gas, power dry utility relocations.

Other Projects under construction
- Downtown signals (N Thompson & San Jacinto) – Complete.
- SSOI Section-6 Sanitary Sewer Rehab – Complete.
- SSOI Section-7.1 Sewer Rehab – Continuing Pre-TV and installed 90% of the 8,760 LF of pipe.
- Signal – S. Loop 336 at S. Conroe Medical Drive – Foundations in; mast arms to be delivered in April.
- WWTP - Fiber Connectivity to PW – Completed 95% of 15,000′; installed conduit and ground boxes.
- Sewer Rehab SH 105/IH45 Sanitary Sewer Phase 3 – Installed 1,700 of new sewer line.
- Sewer Rehab River Pointe Area – Completing pre-TV this week.
- Sgt. Ed Holcomb waterline – Installed 90% of the new waterline.
- SH 105 West 12” Waterline Extension (to McCaleb) – Pre-Construction meeting held begin April 1st.
- Stewart Creek Mitigation – Completed planting trees. Public Works has begun installing riprap.
- Camelot Extension – Waiting on signed contracts to schedule Pre-Construction meeting.
- Conroe Connection Transit - Started 3rd & 4th bus routes, installed permeant sign placement. Designing bus stop benches, shelters 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 completed re-planking; need they to adjust RR signals to widen street.

Projects under Design
- Sidewalks - Wilson & Foster (Federal Funding) – Finalizing specs to bid next week, March 18, 2019.
- Robinwood Water Well (Jasper) – Advertised for bids, pre-bid scheduled for March 28th and bid openings April 4th; tank rehab to be complete 3/31/19.
- Old Conroe Road – Started survey and preliminary engineering with LJA. Working on AFA with TxDOT.
- Street Rehab - Brass Nail Road & Grace Crossing Loop – Pre-bid today; receive bids on 3/21/19.
- SSOI Section-7.2 Sewer Rehab – Finalizing specs, advertised for bid in March/April.
- 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 – completed contract phase with GLO, started survey work.
- Sewer Rehab - Forest Estates and Wroxton – 60% plans complete; advertised for bid in April.
• Lift Station Removal Pebble Glen & Longmire Pointe – reviewed 100% plans, bid late April. Waiting on easement agreement from HOA.
• FM 1488 Water System Improvements – Reviewed 30% plans due 2/25/19. 60% plans due 4/23/19.
• Water Line Rehab - Lewis, Roberson, Dallas, & Palestine - 30% plans due May 2019.
• Drainage Rehab for Crighton Ridge & Live Oak Creek – began survey work and design.
• McCaleb Water Well & EST – Land acquisition. CP&Y started design. Clearing property this month.
• Alligator Creek Riverwalk – Scoping for Design Study. Received proposal from Bleyl for Study.
• Conroe Industrial Park Extension & Farrell – Began environmental, survey & design. (ROW clearing)
• Cooling Towers (Panorama) – Bleyl for proposal approved, began survey and design.
• SH 105 W Force Main - Chapel Hill to April Sound – Bleyl for proposal approved, begin survey and design.
• Remove & Replace - Ground Storage Tank Plant 20 (CIDC) – Held kickoff meeting.
• Conroe Industrial Park Extension Water & Sewer – Began survey & design. Need ROW to be cleared.
• Seven Coves Waterline – held kickoff meeting. Began survey.
• Sewer Upgrades to Carl Barton system – concept to add gravity working on contract proposal. Freese & Nichols proposal approved, begin survey and design.
• Underground Utilities - SH 105, IH-45 to SH 75 (CIDC) - scoping with Cobb Fendley for utility coordination.
• Water Line Extension/Water Well #24 Blending – Carollo proposal approved, begin survey and design.
• Signal/Drainage - Bois D'Arc Bend at Walden Road – held kickoff meeting, begin survey and design
• Signal Projects: held scoping meeting with KimleyHorn. Begin survey and design
  o Sgt. Ed Holcomb at Camelot
  o Wally Wilkerson at Conroe Park West (CIDC)
  o Wally Wilkerson at Pollok (CIDC)
• Traffic Signal Upgrade Projects: Evaluating equipment needed for SH 75, SH 105 and LP 336.
  o Flashing Yellow Arrows (5 year plan)
  o Radar Detection System (5 year plan)
• Traffic Signal Study on S. LP 336: traffic counts needed to evaluate turning movements and upgrades.
  o LP 336 at Medical Center Blvd
  o LP 336 at River Pointe Blvd