MINUTES OF THE
CONROE CITY COUNCIL
MARCH 27 & 28, 2019

CALL TO ORDER
CALL OF ROLL

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

ABSENT:  Mayor Powell

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 Pro Tem Coon.

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:

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

CISD PROPOSED BOND ELECTION
CISD Superintendent Dr. Curtis Null gave a presentation to Council concerning the proposed bond election. Council addressed several questions to Dr. Null and to Assistant City Administrator/CFO Steve Williams.

SUPPORT LEGISLATIVE CHANGE TO THE CREATION OF MUD 12
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting a legislative change to the creation of East Montgomery County Municipal Utility District No. 12, an out-of-City MUD, located in the City’s eastern ETJ off SH 242.

SUPPORT LEGISLATIVE CREATION OF MUD 175
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting a legislative creation of Municipal Utility District No. 175, to be an out-of-City MUD, located off FM 149 and near SH-105 in the City’s west ETJ area.

SUPPORT LEGISLATIVE CREATION OF MUD 178
Community Development Director Nancy Mikeska presented Council for their consideration a proposed Resolution supporting the legislative creation of Municipal Utility District No. 178, to be an out-of-City MUD, located off FM 830 and in the City’s northern ETJ.

FREESE AND NICHOLS’ COMMUNITY DEVELOPMENT PLANNING PROF. SERVICES PROPOSAL
Community Development Director Nancy Mikeska presented Council for their consideration a revised Freese and Nichols’ Community Development Planning Professional Services Agreement. Mrs. Mikeska stated the contract price would be $285,000. City Administrator Paul Virgadamo pointed out that previous plans would be incorporated to this plan.

UNION PACIFIC RAILROAD COMPANY - QUITE ZONE REIMBURSEMENT AGREEMENT
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Quite Zone Reimbursement Agreement with Union Pacific Railroad Company. Mr. Woolley pointed out that the proposed agreement would reimburse the railroad approximately $20,000 for preliminary engineering expenses. Staff recommended approval.

MAXEDON DEVELOPER PARTICIPATION AGREEMENT
City Engineer Chris Bogert presented Council for their review and consideration Maxedon Developer Participation Agreement between the City and CTM Holdings, LLC, for the City to supply water and sewer services, located off Seven Coves Road in the ETJ of the City of Conroe. Mr. Bogert stated the developer would develop 9,600 ft. of a 16-inch water line, plus approximately 6,800 linear ft. of a 12-inch water main. Staff recommended approval.

COBB FENDLEY’S PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration Cobb Fendley’s proposal for Professional Engineering Services to upgrade the utilities along SH 105 from IH 45 to SH 75. Staff recommended approval of the contract in the amount of $66,887.

INTERGOVERNMENTAL AGRMNT – HGAC – PARK AND RIDE & METROPOLITAN TRANSIT AUTHORITY
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the proposed Intergovernmental Agreement between the Houston-Galveston Area Council and Conroe to fund Park and Ride/Commuter Bus Service and the Interlocal Agreement between the Metropolitan Transit Authority of Harris County to operate Park and Ride/Commuter Bus Service. Transportation Manager Shawn Johnson made a presentation of the Conroe Connection Transit Park and Ride/Commuter Bus Service. Council thanked Metro and all the partners of this project.

FIREFIGHTER CANCER PREVENTION PROGRAM
Fire Chief Ken Kreger asked Council to consider funding a proposed Firefighter Cancer Prevention Program in the amount of $700,000. Chief Kreger stated this would allow the department to make necessary changes to policies in fire station design and equipment that will significantly reduce the risk of exposure to carcinogens in our firefighters. If approved, the program would be implemented immediately.

Minutes
March 27 & 28, 2019
Workshop & Regular Council Meeting
2
LONE STAR FAMILY HEALTH - BLANKET P.O. FOR ANNUAL PHYSICALS FY 19-20
Mayor Pro Tem Coon recused himself from discussion or action of this item since he is the Chairman of the board. Fire Chief Ken Kreger asked Council to consider the proposed Blanket Purchase Order to Lone Star Family Health Center Conroe, a budgeted item, for annual physicals FY 19-20 in the amount of $86,500.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) SINGLE AUDIT FYE 9-30-2018
Assistant City Administrator/CFO Steve Williams presented Council the Comprehensive Annual Financial Report (CAFR) and Single Audit (Compliance Report) for FYE 9-30-2018 for their review and consideration. Mr. Williams introduced Shelby Lackey, Weaver and Tidwell, LLP Representative, who gave a detailed report. City Council thanked the Finance staff for their diligent work.

Council decided that no executive session was needed for the following items:
Executive Session Chapter 551.071 and 551.072
- SJRA GRP Contract Litigation
- Litigation with Lone Star Groundwater Conservation on District Rules
- Consultation concerning the purchase, exchange, lease or value of real property

BRIEFING
None

COUNCIL MEMBERS INQUIRY TIME
Councilman Czajkoski addressed Community Development Director Nancy Mikeska and thanked her for the detailed Comprehensive Plan.

There being no further business brought before the Council, the meeting was recessed until tomorrow at 9:30 a.m.
RECONVENE
THURSDAY, MARCH 28, 2019 – 6:00 P.M.

OFFICIAL ACTION OF THE CONROE CITY COUNCIL
CALL TO ORDER:
ROLL CALL

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

ABSENT: Mayor Powell

INVOCATION & PLEDGE: Pastor Roche Coleman – Impact Church of the Woodlands

Mayor Pro Tem Coon thanked Officer Gabriel Chavez for his service to the Police Department.

PROCLAMATIONS: Conroe KidzFest – April 2019
                Veteran Charles Trotter – April 28, 2019
                Veteran Werner “Bill” Rogers – April 28, 2019

EMPLOYEE OF THE MONTH: Marsha Belk, Finance Department

SERVICE AWARDS: 20 Years – Erik Metzer, Fleet Department

CITIZEN INQUIRY
Detective Eddie Davis, Conroe Police Officers’ Association Vice President and Conroe Police Officer of 30 years addressed Council. Detective Davis expressed his gratitude for the pay study, and pointed out that they were satisfied with their Police Chief; however, they had issues with their salaries. He noted that pay was the first issue when recruiting for their department and they asked for Council’s support. He explained that since the City took too long to present the results of the pay study, the Police Department conducted their own study. CPD Members were very upset and disappointed in the pay study results they independently conducted. Mayor Pro Tem Coon advised there were very positive findings on the City’s study.

Conroe Police Officer of 28 years, Steve Hurd, addressed Mayor and Council and asked for their support. He expressed that there was a problem recruiting new officers. He stated that at the request of Officer Jeff Nichols, every officer with the exception of the Police Chief and Deputy Police Chief, were asking for a pay raise. He stated the Police Officers were severely underpaid. Officer Hurd presented a study the Association obtained of the top five cities for Council’s review and consideration (attached as Exhibit “A”). He stated their request was fair, reasonable, and justified and asked that Council step up and exceed the Police Department’s expectations. Mayor Pro Tem Coon asked City Administrator Paul Virgadamo to share the final pay study results with Council.

Mrs. Dulley addressed Council and requested that all electrical lines be underground. She asked Council to consider passing a referendum that would ban all aboveground power lines. Mayor Pro Tem Coon asked Director of Capital Projects/CIP Tommy Woolley to give Mrs. Dulley information regarding this issue.

Cody Bartlett addressed Council to express his support of the school bond election. He stated the bond was a benefit to everyone that calls Conroe home and encouraged citizens to vote for the bond.

John Nicks addressed Council and asked for their consideration to end the contracts with Focused Advocacy and TML. Mr. Nicks stated it was a waste of taxpayers’ dollars and asked Council to do the right thing.

Former Judge Jimmy Edwards made a special announcement that Vietnam Veterans Week was March 29, 2019.
SUPPORT LEGISLATIVE CHANGE TO THE CREATION OF EAST MONTGOMERY CO. MUD 12
Councilman Ham made a motion to approve the proposed Resolution supporting a legislative change to the creation of East Montgomery County Municipal Utility District No. 12, an out-of-City MUD, located in the City's eastern ETJ off SH 242., as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

SUPPORT LEGISLATIVE CREATION OF MUD 175
Councilman Ham made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 175, to be an out-of-City ETJ MUD, located off FM 149 near SH-105 in the City's west ETJ area, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

SUPPORT LEGISLATIVE CREATION OF MUD 178
Councilman Ham made a motion to approve the proposed Resolution supporting the legislative creation of Municipal Utility District No. 178, to be an out-of-City MUD, located off FM 830 and in the City's northern ETJ, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

FEBRUARY 2019 MONTHLY FINANCIAL REPORT

Councilman Gibson made a motion to approve the February 2019 Monthly Financial Summary Report, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

CONSENT AGENDA
A motion was made by Councilman Gibson, seconded by Councilman McDonald to approve the Consent Agenda Items 5 through 13, as presented. Motion carried unanimously.

- Approve Freese and Nichols' Community Development – Planning Professional Services Proposal.
- Approve Macedon Developer Participation Agreement between the City and CTM Holdings, LLC, for the City to supply water and sewer services, located off of Seven Coves Road in the ETJ of the City of Conroe.
- Approve Cobb Fendley's Professional Engineering Services Proposal.
- Approve an Intergovernmental Agreement between the Houston-Galveston Area Council and Conroe to fund Park and Ride/Commuter Bus Service and an Interlocal Agreement between the Metropolitan Transit Authority of Harris County to operate Park and Ride/Commuter Bus Service.
- Approve funding Firefighter Cancer Prevention Program in the amount not to exceed $700,000.00.
- Approve Blanket Purchase Order to Lone Star Family Health Center Conroe – Budgeted item for annual physicals FY 19-20.
  - Approve Council Minutes held March 13 and 14, 2019.
- Payment of Statements:
  - Lessman Roofing and Sheetmetal, LLC (Inv. No. 1 – Replace roof at old Conroe PD Bldg.) $66,150.00
  - Ride Right (Inv. No. GXT026-201901 – Operations of Conroe Connection) $59,724.46
  - Triple B Services (Inv. No. 11 – Wilson Rd. Widening Project) $379,406.92
  - LJA Engineering (Inv. No. 201502104 – Design services Old Conroe Rd.) $101,171.39
  - T Construction, LLC (Inv. No. 2 – SSOI Section 7 Sewer Rehab – Construction) $192,561.96
  - Montgomery Central Appraisal District (Inv. No. 791002 – Duly payment to MCAD) $76,831.73
  - Prime Controls LP (Inv. No. 1854042-001 – Conroe Water Wells SCADA) $302,119.00
  - Weisanger Incorporated (Inv. No. 27123 – Repair of Water Well #22) $135,652.00
  - CFG Industries LLC (Inv. No. 1 and 2 – Water Well #12 Elevated St. Tank Rehab) $75,630.00
  - Gullo Ford (Inv. No. K100928 – 2019 Ford F550 Chassis) $56,206.00

There being no further business to consider, a motion was made by Councilman Ham, seconded by Councilman McDonald to adjourn the meeting.
<table>
<thead>
<tr>
<th>Position</th>
<th>Proposed Salary</th>
<th>Current Salary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Officer</td>
<td>$66,011</td>
<td>$50,155</td>
</tr>
<tr>
<td>Sergeant</td>
<td>$92,599</td>
<td>$70,634</td>
</tr>
<tr>
<td>Lieutenant</td>
<td>$108,330</td>
<td>$84,057</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Position</th>
<th>Starting @ Six Years</th>
<th>Top Out @ Six Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Officer</td>
<td>$87,200</td>
<td></td>
</tr>
<tr>
<td>Sergeant</td>
<td>$100,740</td>
<td></td>
</tr>
<tr>
<td>Lieutenant</td>
<td>$118,886</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Position</th>
<th>Starting @ Four Years</th>
<th>Top Out @ Four Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Officer</td>
<td>$118,886</td>
<td></td>
</tr>
<tr>
<td>Sergeant</td>
<td>$100,740</td>
<td></td>
</tr>
<tr>
<td>Lieutenant</td>
<td>$87,200</td>
<td></td>
</tr>
</tbody>
</table>