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

Minutes
April 10 & 11, 2019
Workshop & Regular Council Meeting
OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Police Officer D. Burge for his 3 years of service to the Conroe Police Department.

PROPOSED CISD BOND PRESENTATION – ERIC YOLICK

Eric Yollick gave a presentation to Mayor and Council concerning the proposed CISD bond. Mr. Yollick discussed the problems he found with the cost estimates, the growth of the district, and expressed major concerns. He stated he was not in support of the proposed bond as currently presented by CISD.

DONATION BOXES INSIDE THE CITY LIMITS

Community Development Director Nancy Mikeska discussed with Council the donation boxes located inside the City limits. Mrs. Mikeska asked Council for direction on how to proceed with current donation boxes inside the City limits. She pointed out that the City did not have a current Ordinance to address the issue. There was a lengthy discussion with Council. City Attorney Marc Winberry stated he did not recommend banning the donation boxes, but recommended advocating a permit scheme. It was the consensus that a committee would be formed to discuss this situation and to find a solution.

CIP UPDATE

Director of Capital Projects/CIP Tommy Woolley presented Council the CIP update (Exhibit “A”). Director of Public Works Norman McGuire, Parks and Recreation Director Mike Riggins, Director of Internal Services Sam Masiel, and Police Chief Jeff Christy also gave Council an update on their department's projects.

PROPOSED AMENDMENTS - 2045 THOROUGHFARE PLAN

Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the proposed amendments to the City of Conroe’s 2045 Thoroughfare Plan. Staff recommended approval.

PUBLIC HEARING - PROPOSED THOROUGHFARE PLAN AMENDMENTS

At 2:57 p.m., Mayor Powell recessed the Open Meeting in order to conduct a Public Hearing on proposed amendments to the City of Conroe Thoroughfare Plan. After receiving no comments, Mayor Powell closed the Public Hearing at 2:58 p.m.

BID AWARD – BRASS NAIL RD. & GRACE CROSSING LOOP – RANDY ROAN

Director of Capital Projects/CIP Tommy Woolley asked Council to consider awarding the construction contract to Randy Roan for the Brass Nail Road and Grace Crossing Loop Project in the amount of $1,338,295.95. Staff recommended approval.

GRANT FUNDING - TEXAS WATER DEVELOPMENT BOARD

Director of Public Works Norman McGuire presented Council the proposed Application Filing and Authorized Representative Resolution related to Grant Funding through Texas Water Development Board (TWDB) for their review and consideration. Staff recommended approval for the application filing.

RE-ADOPTION WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN

Director of Public Works Norman McGuire presented Council the proposed re-adoption of the Water Conservation and Drought Contingency Plan according to the Texas Commission on Environmental Quality Rules and Regulations for Public Water Systems for their review and consideration. Mr. McGuire stated this was a housekeeping item.

INFORMATION TECHNOLOGY- EXPERIS

IT Manager Pam Cobb requested additional funds for Experis, a third party staffing company. Mrs. Cobb informed Council that IT utilized contract staffing to identify strong employees for permanent employment, and stated funds were in the budget. Staff recommended approval to Experis in the amount of $30,000.
At 3:06 p.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Socio M. Gorjón, recessed into a Closed Executive Session Chapter 551.071 and 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 4:00 pm.

BRIEFING
Councilman Gibson stated the citizens of Conroe paid the SJRA $751,214.91.

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, APRIL 11, 2019 – 6:00 P.M.

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

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

ABSENT: Mayor Pro Tem Coon
Councilman Ham

INVOCATION & PLEDGE: Pastor Kjelli Johnasson – Living Branch Church

Mayor Powell recognized Denver with the Boy Scouts who is working for his Communication Badge.

Mayor Powell recognized Police Officer J. Hancock for his 1 year of service to the Conroe Police Department.

Councilman McDonald recognized the Historic Uptown District Board.

CITIZEN INQUIRY
John Nicks addressed Council and asked for their consideration to end the contracts with Focused Advocacy. He also requested that Council be more pro-citizen.

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT – PIPELINE PACKAGING

CEDC Executive Director Danielle Scheiner presented Council for their consideration the Economic Development Incentive Agreement with Pipeline Packaging, Inc. to promote investment and job creation in the City of Conroe. Mrs. Scheiner informed Council both the Conroe EDC and the CIDC Board recommended a performance-based cash incentive totaling $374,086 over a seven year period.

Councilman Gibson made a motion to approve the proposed Economic Development Incentive Agreement with Pipeline Packaging, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

AMENDMENTS – 2045 THOROUGHFARE PLAN

Councilman Czajkoski made a motion to approve the proposed amendments to the City of Conroe’s 2045 Thoroughfare Plan, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

CONSENT AGENDA

A motion was made by Councilman Gibson, seconded by Councilman McDonald to approve the Consent Agenda in its entirety, Items 3 through 9, as presented. Motion carried unanimously.

• Approve bid award to Randy Roan for the Brass Nail Road and Grace Crossing Loop Project.
• Approve Application Filing and Authorized Representative Resolution related to Grant Funding through Texas Water Development Board (TWDB).
• Approve re-adoption of the Water Conservation and Drought Contingency Plan according to the Texas Commission on Environmental Quality Rules and Regulations for Public Water Systems.
• Approve Information Technology’s request for additional funds for Experis.
• Approve Commission and Board Meeting absences.
  • 03/07/19 – Steve Hailey and Curt Maddux
  • 03/21/19 – Steve Hailey
CONSENT AGENDA - CONTINUATION

- Approve Council Minutes held March 27 and 28, 2019.

- Payment of Statements:
  - San Jacinto River Authority
  - Third Coast Services, LLC
  - Links Construction
  - Haldeman-Homme, Inc.
  - Carteograph

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

- Phase 2 is complete; Traffic switched onto the new concrete pavement
- Started Phase 3’ graded, stabilized and poured concrete for the westbound lanes.
- Activated the new traffic signal at Frazier St. Started sewer line work east of Frazier.
- 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.
- Utilities conduit duct bank approved by Entergy. Traffic signal walkthrough scheduled.

New Conroe Central Wastewater Treatment Plant

- New schedule. Reviewing 95% plans.
- Scheduled to advertise for bids in May 31, 2019.
- Scoping and negotiation with Garver for CPM – Construction Project Management.

Industrial Park Rehab (Pollok & Conroe Park)

- Pre-Construction meeting held. Installed message boards/signs for the detour. Milled ¼ of Conroe Park Drive and completed 6 driveways.

Longmire Road Widening

- Pre-Construction meeting held, Scheduled start May 15, 2019.
- Dry utilities still working on relocations (gas, phone & power)

Other Projects under construction

- Downtown signals (N Thompson & San Jacinto) – Complete.
- SSOI Section-6 Sanitary Sewer Rehab – Complete.
- SSOI Section-7.1 Sewer Rehab – Substantially Complete.
- Signal - S. Loop 336 at S. Conroe Medical Drive – Installed mast arms and restriped LP 336.
- WWTP - Fiber Connectivity to PW – Completed 95% of 15,000’; Asked to look at 2nd run by IT.
- Sewer Rehab SH 105/IH45 Sanitary Sewer Phase 3 – Installed 1,700 of new line. Emergency work Ave J.
- Sewer Rehab River Pointe Area – Completing pre-TV this week. Start point repairs and pipe bursting.
- SH 105 West 12” Waterline Extension (to McCabe) – Pre-Construction meeting held begin April 1st.
  Includes clearing for the new water plant site on McCabe.
- Camelot Extension – Waiting on signed contracts to schedule Pre-Construction meeting.
- Conroe Connection Transit - Started 3rd & 4th bus routes, installed permeant sign placement.
- 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.
  Held meeting last week with UPRR concerning quiet zone and work on Crighton. Looking at schedule.
- Stewart Creek Mitigation – Completed planting trees. Public Works has begun installing riprap.

Projects under Design

- Sidewalks - Wilson & Foster (Federal Funding) – Finalizing specs to bid. Bid April, 2019.
- Robinwood Water Well (Jasper) – Received and evaluating bids for approval recommendation.
- Old Conroe Road – Started survey and preliminary engineering with JIA. Working on AFA with TxDOT.
  Held meeting with TxDOT Tuesday to go over street typical sections, alignment and ROW widths.
- Street Rehab - Brass Nail Road & Grace Crossing Loop – recommend to award bid Thursday.
- SSOI Section-7.2 Sewer Rehab – Finalizing specs, advertised for bid in April.
- Sidewalks for Conroe Connection Transit - Started 3rd & 4th bus routes with bus stop benches & shelters
- Street Rehabs for Milltown – 100% review should bid end of April
- Street Rehabs Tanglewood/Briarwood – Survey complete and stated design. Pushed back bidding until the water rehab project is completed in the area.
- Street Rehab-Westview Blvd & Montgomery Park Blvd w/sidewalks & waterline—started survey. 30% design, scheduled to bid in September.
- GLO-CDBG-Disaster Recovery-Hurricane Harvey – working on finalizing contract with GLO.
- GLO-CDBG-DR 2016 Flood Grant – completed contract phase, started survey work. Held kickoff.
- Sewer Rehab - Forest Estates and Wroxton – 100% plans complete; advertised for bid in April.
- Lift Station Removal Pebble Glen & Longmire Pointe – reviewed 100% plans. Waiting on easement agreement from HOA. HOA asked us to bid in August after summer season.
- FM 1488 Water System Improvements – Reviewed 60% plans. 90% plans due 6/24/19.
- Drainage Rehab for Crighton Ridge & Live Oak Creek – began survey work and in-house design.
- McCaleb Water Well & EST – Land acquisition. CP&Y started design. 60% due 6/24/2019.
- Alligator Creek Riverwalk – Scoping for Design Study. Approved proposal from Bleyl for Study.
- Conroe Industrial Park Extension & Farrell – Began environmental, survey & design. 30% due 5/10/2019
- Cooling Towers (Panorama) – Bleyl for proposal approved, began survey and design. 30% due 5/15/2019
- SH 105 W Force Main - Chapel Hill to April Sound – Began survey and design. 30% due 5/13/2019
- Remove & Replace - Ground Storage Tank Plant 20 (CIDC) – Began survey and design. 90% due 5/8/2019
- Conroe Industrial Park Extension Water & Sewer – Began survey & design. Started ROW clearing.
- Seven Coves Waterline – held kickoff meeting. Began survey & design.
- Sewer Upgrades to Carl Barton system – concept to add gravity working on contract proposal. Freese & Nichols proposal approved, begin survey and design. 60% due 5/02/2019
- Underground Utilities - SH 105, IH-45 to SH 75 (CIDC)- scoping with Cobb Fendley for utility coordination. Entergy provide new cost estimate but need schedule. Need to advertise the private work needed.
- Water Line Extension/Water Well #24 Blending – Carollo proposal approved, begin survey and design. May need to look at options in lieu of blending with surface water. Drill Jasper well on site??
- 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
  - Sgt. Ed Holcomb at Camelot
  - Wally Wilkerson at Conroe Park West (CIDC)
  - Wally Wilkerson at Pollok (CIDC)
  - Flashing Yellow Arrows (5 year plan)
  - Radar Detection System (5 year plan)
- Traffic Signal Study on S. LP 336: traffic counts needed to evaluate turning movements and upgrades.
  - LP 336 at Medical Center Blvd
  - LP 336 at River Pointe Blvd