CALL TO ORDER
CALL OF ROLL

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

ABSENT: Mayor Powell
City Administrator Paul Virgadamo

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

MUD 56 REQUEST TO INCORPORATE 9.8237 ACRES OF LAND INTO DISTRICT
Community Development Director Nancy Mikeska presented Council for their review and consideration the proposed Resolution consenting to the request of Municipal Utility District No. 56, for municipal consent to incorporate 9.8237 acres of land, into the District. Mrs. Mikeska stated this district was created in 1982 and staff recommended approval.

MUD 138 REQUEST TO INCORPORATE 20.49 ACRES OF LAND INTO DISTRICT
Community Development Director Nancy Mikeska presented Council for their review and consideration the proposed Resolution consenting to the request of Municipal Utility District No. 138, for municipal consent to incorporate 20.49 acres of land, into the District. Mrs. Mikeska stated this was inside of the City limits.

PROPOSED SERVICE PLANS – DIRECT ANNEXATION PARCELS
Community Development Director Nancy Mikeska presented Council for their review and consideration the City’s proposed Service Plans for three Direct Annexation Parcels, which were unique to each parcel.
Parcel 2019-01 MUD 138, which was 23.28 acres generally located south of State Highway 105 West, and west of South Pine Lake Road. Mrs. Mikeska informed that they were requesting to be annexed since the rest of their development is in the city limits.
Parcel 2019-02 Mackenzie Creek, 31.491 acres of land, generally located east of Barton Woods Subdivision and north of Creighton Road, a voluntary annexation.
Parcel 2019-03 4D Star LLC Portion of Chapel Run, MUD 149, 47.82 acres with 5 parcels, located south of State Highway 105 West and west of McCaleb Road. Mrs. Mikeska stated this was similar to a voluntary annexation.

PUBLIC HEARING – DIRECT ANNEXATION PARCELS
At 2:13 p.m., Mayor Pro Tem Coon recessed the Open Meeting in order to conduct first of two Public Hearings on the proposed three-Direct Annexation Parcels 2019-01, 2019-02, and 2019-03. After receiving no comments, Mayor Pro Tem Coon closed the Public Hearing at 2:13 p.m.

CIP UPDATE
Director of Capital Projects/CIP Tommy Woolley presented Council the CIP update of ongoing projects (Exhibit “A”). Assistant Director of Public Works Jason Miller gave Council an update on his department’s projects. Councilman Ham requested that Director of Capital Projects/CIP Tommy Woolley stay on top of the Wilson Road project; to make sure the road was swept daily, and contractors kept it clean.

UNION PACIFIC RAILROAD COMPANY - PIPELINE AGREEMENTS
Director of Capital Projects/CIP Tommy Woolley presented Council for their review and consideration the Pipeline Agreements with Union Pacific Railroad Company. Mr. Woolley stated the agreements would allow water to be extended beyond the railroad tracks at FM 3083 for a water line project. Staff recommended approval.

CONROE WASTEWATER TREATMENT PLANT – CONSTRUCTION PROJECT MANAGEMENT PROPOSAL
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration the Construction Project Management Proposal for the Conroe Central Wastewater Treatment Plant. Staff recommended awarding the professional services contract to Garver in the amount of $2,227,633. Mayor Pro Tem Coon and Councilman Ham expressed concerns about the travel costs and the wording of the Limitation of Liability. A representative from Garver addressed Council’s concerns and stated he would look at the language for the Limitation of Liability and would give a breakdown of the travel cost. Councilman Ham stated the City should not pay per diem from Houston.

CONROE WASTEWATER TREATMENT PLANT - CONSTRUCTION MATERIAL TESTING SERVICES
Director of Capital Projects/CIP Tommy Woolley presented Council for their review and consideration the Construction Material Testing Services Proposal from HTS, Inc. Consultants for the new Wastewater Treatment Plant. Staff recommended awarding the bid to HTS, Inc. Consultants in the amount of $525,000.

RENAMEING OF CISD SCHOOL AVENUE (FM HIGHWAY 3083 TO LOOP 336 EAST)
Director of Capital Projects/CIP Tommy Woolley presented Council for their review and consideration the renaming of CISD School Avenue (FM Highway 3083 to Loop 336 East) to Excellence Avenue. Staff recommended approval.
INCENTIVIZING RESIDENTIAL DEVELOPMENT – DOWNTOWN CONROE
City Attorney Marc Winberry presented Council for their review and consideration methods of incentivizing residential development in the vicinity of downtown Conroe. Mr. Winberry stated this was per Councilman Czajkoski's request and discussed several residential housing stimulus programs using examples of the City of Houston. Mr. Winberry stated if Council would like to pursue this, staff would need direction on what method to use. Mr. Winberry presented several options for Council's consideration. Councilman Czajkoski commended staff for bringing this great vision to Council and recommended trying it for a year. Councilman Gibson stated that it would need to be examined further, organized, and brought back to Council for final action.

TEMPORARY SIGNS, BANNERS AND DEVICES
This item was deferred.

At 2:50 p.m., Mayor Pro Tem Coon along with Council, City Attorney Marcus Winberry, and City Secretary Soco 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 3:37 pm.

BRIEFING
None

COUNCIL MEMBERS INQUIRY TIME
None

There being no further business brought before the Council, the meeting was recessed until tomorrow at 9:00 p.m.
OFFICIAL ACTION OF THE CONROE CITY COUNCIL
CALL TO ORDER
ALL OF ROLL

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

ABSENT: Mayor Powell
City Administrator Paul Virgadamo

INVOCATION & PLEDGE: Pastor Jeff Williams – Eagles Nest Ministry
Pastor Kimora – Liberia, Africa

PROCLAMATION:
National Travel & Tourism Week – May 5-11, 2019

Mayor Pro Tem Coon recognized Police Officer Westbrook for his 7 years of service to the Conroe Police Department.

MUD 56 – INCORPORATE 9.8237 ACRES OF LAND INTO DISTRICT
This item was deferred.

MUD 138 – INCORPORATE 20.49 ACRES OF LAND INTO DISTRICT
Councilman McDonald made a motion to approve the proposed Resolution consenting to the request of Municipal Utility District No. 138, for municipal consent to incorporate 20.49 acres of land, into the District, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously. Councilman Ham asked if anyone objected to which staff replied no.

DIRECT ANNEXATION PARCELS
Community Development Director Nancy Mikeska presented for the second time the proposed drafts of the Direct Annexation service plans for Parcel 2019-01 MUD 138, 2019-02 Mackenzie Creek, and 2019-03 4D Star LLC portion of Chapel Run. Mrs. Mikeska stated the plans were subject to Council’s approval and pointed out that this was just part of the process.

SECOND PUBLIC HEARING – DIRECT ANNEXATION PARCELS
At 6:12 p.m., Mayor Pro Tem Coon recessed the Open Meeting in order to conduct second Public Hearing on the proposed three Direct Annexation Parcels 2019-01, 2019-02, and 2019-03 as discussed. After receiving no comments from the public, Mayor Pro Tem Coon closed the Public Hearing at 6:12 p.m.

CONROE CENTRAL WASTEWATER TREATMENT PLANT – CONSTRUCTION CONTRACT
Director of Capital Projects/CIP Tommy Woolley presented Council a revised contract including changes to the language and amount of the liability insurance and reducing the travel costs. Councilman Gibson pointed out that contracts needed to have more oversight in the future. Mayor Pro Tem Coon thanked Garver for their willingness to work for the City of Conroe.

Councilman Czajkoski made a motion to approve the revised Construction Project Management Contract from Garver for the Conroe Central Wastewater Treatment Plant, as discussed and presented. Councilman McDonald seconded the motion. Councilman Ham voted against the motion. Councilman Gibson abstained from the vote. Mayor Pro Tem Coon voted in favor of the motion. Motion carried.
WASTEWATER TREATMENT PLANT – CONSTRUCTION MATERIAL TESTING CONTRACT
Councilman Ham made a motion to award the proposed Construction Material Testing Services Contract to HTS, Inc. Consultants for the new Wastewater Treatment Plant, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

PUBLIC HEARING – RENAMING OF CISD SCHOOL AVENUE
At 6:16 p.m., Mayor Pro Tem Coon recessed the Open Meeting in order to conduct a Public Hearing on the proposed renaming of CISD School Avenue (FM Highway 3083 to Loop 336 East) to Excellence Avenue. After receiving no public comments, Mayor Pro Tem Coon closed the Public Hearing at 6:16 p.m.

RENAMEING OF CISD SCHOOL AVENUE TO EXCELLENCE AVENUE
Councilman McDonald made a motion to approve renaming CISD School Avenue (FM Highway 3083 to Loop 336) to Excellence Avenue, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

CONSENT AGENDA
A motion was made by Councilman Gibson, seconded by Councilman Czajkoski to approve the Consent Agenda in its entirety, Items 9 through 12, as presented. Motion carried unanimously.

- Approve Pipeline Agreements with Union Pacific Railroad Company.
- Approve Commission and Board Meeting absences.
  - 04/04/19 – Steve Hailey
  - 04/18/19 – Jim Arnold and Chris Baughman
- Approve Council Minutes held April 24, 25, and 29, 2019.
- Payment of Statements:
  - Buckalew Chevrolet
  - Inv. No. 266980/1/2/3 – 2019 Chevrolet Tahoe PPV (Qty 4) $134,508.00
  - Buckalew Chevrolet
  - Inv. No. 266977/8 – 2019 Chevrolet Tahoe PPV (Qty 2) $ 67,254.00
  - Wharton Smith, Inc.
  - Inv. No. 4B – Southwest WWTP Plant Flood Restoration and Repairs $132,699.67
  - Wharton Smith, Inc.
  - Inv. No. 10- Southwest WWTP Plant Flood Restoration and Repairs $ 93,687.10
  - Wharton Smith, Inc.
  - Inv. No 7A – Southwest WWTP Plant Flood Restoration and Repairs $ 62,195.32
  - Weisenger Incorporated
  - Inv. No. 1 – Emergency Repair of Main Street Water Well $455,000.00
  - LJA Engineering
  - Inv. No. 102905220 – Design Services Old Conroe Rd. $106,008.34
  - SJRA
  - Inv. Surface Water fees $709,362.43

There being no further business to consider, a motion was made by Councilman Ham, seconded by Councilman Czajkoski to adjourn the meeting.
Projects under Design: 35
Projects under Construction: 21

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)
- Project approved and accepted by TxDOT and Conroe

SH 105 Underground Utilities - SH 105, IH-45 to SH 75 (CIDC)
- Advertised the Private Electrical Conversion of the project. Received bids May 23rd.
- Working on 6 transformer easements along SH 105.
- Coordination with Cobb Fendley for utilities
- Held meeting with Entergy cost and schedule. ($325,564.19) Need 5 weeks for materials.

New Conroe Central Wastewater Treatment Plant
- New schedule. Reviewed 95% plans.
- Scheduled to advertise for bids in May 31, 2019.
- Agenda item for CPM with Garver & Material testing with HTS.

Industrial Park Rehab (Pollok & Conroe Park)
- Installed message boards/signs for the detour. Milled ½ of Conroe Park Drive and completed 6 driveways. Contractor has poured approx. 3,004 SY of pavement and working on driveway tie-ins.

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

Projects under construction
- Signal - S. Loop 336 at S. Conroe Medical Drive – Signal complete. Entergy to start work 5/21.
- WWTP - Fiber Connectivity to PW – Completed 95% of 15,000'; Looking at 2nd run by IT, $92K
- Sewer Rehab SH 105/IH45 Sanitary Sewer Phase 3 – Installed 1,700 of new line. 60% complete
- Sewer Rehab River Pointe Area – Started point repairs and pipe bursting. 30% complete.
- SH 105 West 12" Waterline Extension (to McCaleb) – Pre-Construction meeting held, begin work April 1st. Includes clearing for the new water plant site on McCaleb.
- 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.
- Moving forward with scheduling a meeting with UPRR concerning the signal cabinet inventory for the quiet zone per the agreements with UPRR.
- Stewart Creek Mitigation – Completed planting trees. Public Works has begun installing riprap.
- Robinwood Water Well (Jasper) – approved contract for Weisinger, preparing contracts.
- Street Rehab - Brass Nail Road & Grace Crossing Loop – pre-construction meeting with Randy Roan 5/7.
- Sidewalks for Semands, Silverdale, Sgt Ed Holcomb & San Jacinto – awarded contract to DVL, preparing contracts.
- Sidewalks - Wilson & Foster (Federal Funding) – Finalizing specs to bid. Bids due 5/09
- Street Rehabs for Milltown – 100% review bids due 5/16
- Sewer Rehab - Forest Estates and Wroxton – 100% plans complete; bids due May 30
Projects under Design

- Old Conroe Road – Started survey and preliminary engineering with LJA. Working on AFA with TxDOT. Held meeting with TxDOT Tuesday to go over street typical sections, alignment and ROW widths.
- SSOI Section 7.2 Sewer Rehab – Finalizing specs, advertised for bid in May.
- Sidewalks for Conroe Connection Transit - Started 3rd & 4th bus routes with bus stop benches & shelters
- Street Rehabs Tanglewood/Briarwood – Survey complete and started 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% designs, scheduled to bid in September.
- GLO-CDBG-Disaster Recovery-Hurricane Harvey – extension for deadline 6/30 with GLO.
- GLO-CDBG-DR 2016 Flood Grant – completed contract phase, started survey work. Held kickoff.
- 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% review 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% review 5/15/2019
- SH 105 W Force Main - Chapel Hill to April Sound – Began survey and design. 60% due 6/24/2019
- 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 5/23/2019
- Water Line Extension/Water Well #24 Blending – Carollo designer, Began RR permit agreement. 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, 30% Drainage & 60% signal review 5/30/19
- Signal Projects: held scoping meeting with Kimley Horn. 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: received study on needed for turning movements and upgrades. Will include in next year’s CIP submission.
  - LP 336 at Medical Center Blvd
  - LP 336 at River Pointe Blvd