NOTICE OF REGULAR
CONROE CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS – 300 WEST DAVIS ST.

CONVENES:       WEDNESDAY, AUGUST 21, 2019 – 2:00 P.M. - RECESS
RECONVENES:     THURSDAY, AUGUST 22, 2019 – 9:30 A.M. - ADJOURN

EXECUTIVE SESSION At any time during the WORK SESSION or ACTION AGENDA the City Council may announce it will go into closed session pursuant to Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss matters of land acquisition, personnel matters or other lawful matters that are specifically related to items listed on this agenda. Prior to any such closed session the Mayor, in open session, will identify the agenda item to be discussed and the section or sections of Chapter 551 under which the closed discussion is authorized.

CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES
Citizen inquiries are limited to 3 minutes per person. Preference is given to speakers addressing agenda items. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

CALL TO ORDER
CALL OF ROLL

WORK SESSION

A. Discuss Tax Abatement Agreement with Five Below, Inc. D. Scheiner
B. Discuss Conroe Convention & Visitors Bureau to hire Arsenal Advertising for $50,000 plus ad spend of approximately $175,000. S. Overby
C. Discuss voluntary agreement between City of Conroe and AirBnB- creating a process for AirBnB to collect and remit Municipal Hotel Occupancy Taxes (HOT) to the City of Conroe. S. Overby
D. Discuss awarding Right-of-Way and Water Well mowing services bid effective October 1, 2019. N. McGuire
E. Discuss approval of a request for an agreement with TXDOT for City to attach 8” sewer line to two bridges along SH 105 in Montgomery County, Texas. T. Woolley
F. Discuss bid award for the Conroe Central Wastewater Treatment Plant Construction. T. Woolley
G. Discuss the amended agreement to add approximately 317 linear feet to the original 2,700 linear feet of oversized water main from an 8-inch to a 16-inch at the intersection of Pin Oak Drive, in the City limits, along FM 1488 to serve the Horkus Properties, LLC 8.6663 acre tract (additional 1.3932 acres) and other area properties. T. Woolley
H. Discuss bid award for Sewer Rehab – Pebble Glen & Longmire Point Lift Station. T. Woolley
I. Discuss bid award for Sidewalk Improvements: North Loop 336, Sgt. Ed Holcomb and 3rd Bus Route project. T. Woolley
J. Discuss amending the Utility Services Agreement and Development Agreement with Montgomery County Municipal Utility District No. 126. S. Williams
K. Discuss FY 19-20 Garbage and Recycling Rates. S. Williams
L. Discuss a Resolution of the City Council of the City of Conroe, Texas, approving a Resolution Authorizing the Issuance of the Conroe Industrial Development Corporation Sales Tax Revenue Bonds, Series 2019; awarding sale of the Bonds; and containing other provisions related thereto. S. Williams
M. Discussion of the proposed Fiscal Year 2019-2020 Operating Budget and Capital Improvement Budget. S. Williams
N. Discuss Wayfinding Master Plan Conceptual Alternates presentation.

O. Discuss Ground lease with F.B. Jackson, Corp. for approximately 1600 square feet of land adjacent to Madely Street right-of-way.

P. **Recess Open Meeting** in order to conduct Closed Executive Session for consultation with the City Attorney to receive confidential legal advice related to the following threatened, contemplated or pending claims, litigation, or other privileged matters pursuant to Texas Government Code Chapter 551.071 and 551.072 relating to:

- SJRA GRP Contract Litigation
- Deliberation concerning the purchase, exchange, lease or value of real property

**Reconvene Open Meeting**

**Briefing** – The Council will be briefed on and may discuss any item on the Action Agenda.

**Council Members Inquiry Time** – Pursuant to Tex. Gov. Code Sec. 551.042 the Mayor or Council Members may inquire about a subject not specifically listed on this agenda. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place the subject on the agenda of a future meeting.

**RECESS**
RECONVENE
THURSDAY, AUGUST 22, 2019 – 9:30 A.M.

CALL TO ORDER
CALL OF ROLL
INVOCATION/PLEDGE

PROCLAMATIONS/RECOGNITIONS

CITIZEN INQUIRIES – NOT TO EXCEED 30 MINUTES
Citizen inquiries are limited to 3 minutes per person. Preference is given to speakers addressing agenda items. Responses are limited to a recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision by Council shall be limited to a proposal to place the subject on the agenda of a future meeting.

ACTION AGENDA

1. Workshop Consider Tax Abatement Agreement with Five Below, Inc. D. Scheiner
2. Workshop Consider Conroe Convention & Visitors Bureau to hire Arsenal Advertising for $50,000 plus ad spend of approximately $175,000. S. Overby
3. Workshop Consider voluntary agreement between City of Conroe and AirBnB- creating a process for AirBnB to collect and remit Municipal Hotel Occupancy Taxes (HOT) to the City of Conroe. S. Overby
4. Workshop Consider a request for an agreement with TXDOT for City to attach 8” sewer line to two bridges along SH 105 in Montgomery County, Texas. T. Woolley
5. Workshop Consider the amended agreement to add approximately 317 linear feet to the original 2,700 linear feet of oversized water main from an 8-inch to a 16-inch at the intersection of Pin Oak Drive, in the City limits, along FM 1488 to serve the Horkus Properties, LLC 8.6663 acre tract (additional 1.3932 acres) and other area properties. T. Woolley
6. Workshop Consider a Resolution of the City Council of the City of Conroe, Texas, approving a Resolution Authorizing the Issuance of the Conroe Industrial Development Corporation Sales Tax Revenue Bonds, Series 2019; awarding sale of the Bonds; and containing other provisions related thereto. S. Williams
8. Workshop Consider Ground lease with F.B. Jackson, Corp. for approximately 1600 square feet of land adjacent to Madely Street right-of-way. M. Winberry

CONSENT AGENDA

10. Workshop Award contract for the Conroe Central Wastewater Treatment Plant Construction. T. Woolley
11. Workshop Award bid for Sewer Rehab – Pebble Glen & Longmire Point Lift Station. T. Woolley
12. Workshop Award bid for Sidewalk Improvements: North Loop 336, Sgt. Ed Holcomb and 3rd Bus Route project. T. Woolley
13. Workshop Consider the amended Utility Services Agreement and Development Agreement with Montgomery County Municipal Utility District No. 126. S. Williams
15. Consider Second reading of an Ordinance granting gas utility franchise to LDC, LLC authorizing the company to construct and maintain gas utility system lines, pipes and facilities in the public street rights-of-way and providing a franchise fee of 4% of gross revenues as consideration for such franchise rights. M. Winberry

16. Council Meeting Minutes held August 7 & 8, 2019. S. Gorjón

17. Payment of statements. S. Williams

Adjourn

I certify that the above notice of meeting was posted on the bulletin board in City Hall, 300 West Davis, and in other places accessible to the public on the 16th day of August 2019.

Sami H. Quinlan, Assistant City Secretary