MINUTES OF THE
CONROE CITY COUNCIL

OCTOBER 8, 2019

CALL TO ORDER
CALL OF ROLL

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

After a roll call by the City Secretary establishing a quorum was present, the workshop meeting was
called to order at 9:00 a.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
INVOCATION: Councilman McDonald

PLEDGE: Mayor Pro Tem Coon

ROCLAMATIONS: Catholic Daughters of the Americas Day – October 20, 2019

Mayor Powell recognized Police Officer K. Glessner for his service since December 2018.

CITIZEN INQUIRY
John Nicks addressed Council and asked that the Open Records Request be e-mailed vs. mailed to save tax dollars. He also requested that Conroe Park and Ride and Freedom Boulevard be changed to legally pass through streets.

Fire Chief Ken Kreger addressed Council and presented the new gear that will help prevent cancer. Chief Kreger thanked Council for their support to the Fire Department. Mayor Powell thanked the Fire Department and all of our first responders.

MUD 147 CREATION
Community Development Director Nancy Mikeska presented Council a proposed Ordinance consenting to the creation of Municipal Utility District No. 147, located near LaSalle, out SH 105 West, subject to the MUD’s annexation into the City of Conroe. Mrs. Mikeska stated this was under a Developer’s Agreement and a Utility Functions Agreement would be included. Mrs. Mikeska pointed out that there would be no multi-family lots, only single-family residential lots.

Councilman McDonald made a motion to approve the proposed Ordinance consenting to the creation of Municipal Utility District No. 147, located near LaSalle, out SH 105 West, subject to the MUD’s annexation into the City of Conroe, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

MUD 173 CREATION
Community Development Director Nancy Mikeska presented Council a proposed Ordinance consenting to the creation of Municipal Utility District No. 173 an Out-of-City District, located in the northwest ETJ, off Calvary Road. Mrs. Mikeska stated there will be no commercial tracts, no multi-family, and will have a Strategic Partnership Agreement.

Councilman Gibson made a motion to approve the proposed Ordinance consenting to the creation of Municipal Utility District No. 173 an Out-of-City District, located in the northwest ETJ, off Calvary Road, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

CIP UPDATE
Director of Capital Projects/CIP Tommy Woolley presented Council a CIP Update for their review and information (Exhibit “A”). Councilman Gibson inquired about the status of the Alligator Creek project and Mr. Woolley replied that the design phase was starting this fiscal year.

Councilman Czajkoski made a motion to approve the CIP update, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

FOUNTAIN PARK BRIDGES & TRAILS
Director of Capital Projects/CIP Tommy Woolley presented the proposed contract for the Fountain Park Bridges and Trails. Mr. Woolley pointed out that the project consisted of construction of a pre-fabricated pedestrian bridge, pre-fabricated boardwalk, pedestrian light poles, concrete sidewalk and tree preservation treatment before and during construction. Staff recommended the contract be awarded to Spartan Direct Solutions in the amount of $538,445.76.

Councilman McDonald made a motion to award the Fountain Park Bridges and Trails Contract to Spartan Direct Solutions, as discussed and presented. Councilman Gibson seconded the motion. Councilman Czajkoski and Mayor Pro Tem Coon recused from voting. Motion carried.
BOIS D'ARC DRAINING AND TRAFFIC SIGNAL
Director of Capital Projects/CIP Tommy Woolley asked Council to consider approval of an Interlocal Agreement with Montgomery County for Design and Construction of Bois D'Arc Drainage and Traffic Signal. Mr. Woolley stated this agreement would be with Montgomery County and they will reimburse 50% of the design costs, not to exceed $463,000. Staff recommended approval of the agreement.

Councilman Ham made a motion to approve the Interlocal Agreement with Montgomery County for Design and Construction of Bois D'Arc Drainage and Traffic Signal, as discussed and presented. Mayor Pro Tem Coon seconded the motion. Motion carried unanimously.

UNION PACIFIC RAILROAD AND CRIGHTON ROAD CROSSING
Director of Capital Projects/CIP Tommy Woolley presented Council for their consideration an invoice in the amount of $61,369.85 from Union Pacific Railroad for the ongoing work at the Crighton Road Crossing.

Councilman McDonald made a motion to approve payment of Union Pacific Railroad invoice for the Crighton Road Crossing, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

R-O-W TxDOT AGREEMENT FOR THE SH 105 WIDENING PROJECT
Director of Capital Projects/CIP Tommy Woolley presented Council for their review and consideration a proposed Resolution and agreement with TxDOT to contribute funds for the SH 105 Widening Project. Mr. Woolley pointed out that the City would contribute funds for the SH 105 East Widening Project between 10th Street and East Loop 336. He noted that the total amount estimated for this project was estimated at $10,664,100; however, the City would contribute 10% for right-of-way acquisition and 10% for reimbursable utility adjustments in the estimated amount of $1,184,900. Staff recommended approval of the agreement. City Administrator Paul Virgadamo commented that funds would be available from savings of other projects, as this project was not budgeted in the CIP Budget. Assistant Finance Director Collin Boothe stated that if they could not find the funds from savings, they would bump a project out in the current CIP Budget to cover the costs.

Councilman Gibson made a motion to approve the proposed Resolution and the TxDOT Agreement to contribute funds for the SH 105 Widening Project, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

PUBLIC HEARING – RENAMING GRAND CENTRAL PARKWAY
At 9:37 a.m., Mayor Powell recessed the Open Meeting in order to conduct a Public Hearing to discuss the renaming of Grand Central Parkway to Grand Village Boulevard.

After receiving no comments, the meeting was reconvened at 9:38 a.m.

RENAME GRAND CENTRAL PARKWAY TO GRAND VILLAGE BOULEVARD
Mayor Pro Tem Coon made a motion to approve an Ordinance renaming Grand Central Parkway to Grand Village Boulevard, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

BLANKET PURCHASE ORDER – FIRE DEPARTMENT UNIFORMS
Fire Chief Ken Kreger presented Council the proposed Blanket Purchase Order for Fire Department uniforms from Webb's Uniforms in the amount of $55,000. Chief Kreger stated this was for the general uniforms.

Councilman Gibson made a motion to approve the proposed Blanket Purchase Order for Fire Department uniforms from Webb's Uniforms, as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

ANIMAL SHELTER OPERATIONS CONTRACT
Police Chief Jeff Christy presented Council the proposed contract for Conroe Animal Shelter operations for their review and consideration. Chief Christy stated they received one bid from Care Corporation, the current provider, and the price did not increase and commended their great job. Staff recommended approval of the Care Corporation Contract in the amount of $556,044.

Councilman Czajkoski made a motion to approve the contract for Conroe Animal Shelter operations, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.
FLEET DEPARTMENT ANNUAL FIRE APPARATUS MAINTENANCE AND REPAIRS
Purchasing Manager Kristina Colville presented Council the Bid Award for the Fleet Department Annual Fire Apparatus Maintenance and Repairs. Staff recommended awarding the bid to Siddons Martin Emergency Group in the amount of $180,000.

Mayor Pro Tem Coon made a motion to approve the Bid Award for the Fleet Department Annual Fire Apparatus Maintenance and Repairs, as discussed and presented. Councilman McDonald seconded the motion. Motion carried unanimously.

REIMBURSEMENT RESOLUTION - CIP
Assistant Finance Director Collin Boothe presented Council the proposed Reimbursement Resolution for streets, sidewalks, signals, facilities, parks, drainage, water, and sewer projects included in the Capital Improvement Program. Mr. Boothe stated that the proposed Resolution would allow the City to utilize existing City reserves to initially fund the projects; however, at a later date, revenue bonds and/or certificates of obligation will be issued to fully fund their cost. Mr. Boothe noted that the proposed Resolution has been reviewed by Orrick, the City’s bond counsel firm, and recommended approval.

Councilman Gibson made a motion to approve the Reimbursement Resolution for Streets, Sidewalks, Signals, Facilities, Parks, Drainage, Water, and Sewer Projects included in the Capital Improvement Program, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

SAN JACINTO RIVER AUTHORITY SURFACE PURCHASE AND GROUND WATER FEES
Assistant Finance Director Collin Boothe presented Council the annual San Jacinto River Authority surface purchase and ground water fees. Mr. Boothe stated this was to encumber funds as previously decided, a budgetary mechanism. Staff recommended approval of the proposed FY 19-20 purchases in the amount of $11,014,809.62.

Councilman Czajkoski made a motion to approve the annual San Jacinto River Authority surface purchase and ground water fees, as discussed and presented. Councilman Ham seconded the motion. Motion carried unanimously.

AUGUST 2019 MONTHLY FINANCIAL REPORT
Assistant Finance Director Collin Boothe presented Council the August 2019 Monthly Financial Summary Report for their review and consideration. Mr. Boothe stated that 5 out of the 5 funds exceeded 91% of the budget. Mayor Powell commented we were still a very healthy City and thanked staff for their great work.

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

Mayor Powell announced that the Comprehensive Plan Survey was due by October 10, 2019 and encouraged all citizens to provide input. Community Development Director Nancy Mikeska stated that the information would be used for the 2040 Comprehensive Plan and could be accessed through the City’s website.

At 9:57 a.m., Mayor Powell along with Council, City Administrator Paul Virgadamo, City Attorney Marcus Winberry, and City Secretary Soco Gorjón, recessed into a Closed Executive Session Chapter 551.071, 551.072 concerning the following threatened contemplated or pending claims and litigation, or to receive legal advice concerning the following:

- SJRA GRP Contract Litigation
- Lone Star Groundwater Conservation District fees
- Consultation concerning the purchase, exchange, lease or value of real property

The Closed Executive Session was recessed at 10:44 a.m.
CONSENT AGENDA

A motion was made by Councilman Gibson, seconded by Councilman Ham to approve the Consent Agenda in its entirety, Items 17 and 18, as presented. Motion carried unanimously.

- Commission and Board Meeting absences
  - 9/05/19 – Steve Hailey and Chris Baughman
  - 9/19/19 – Steve Hailey

- Payment of Statements:
  - San Jacinto River Authority Inv. No. Surface Water fees $940,549.98
  - Texas Wall and Landscape Inv. No. 1902-04 – Carl Barton Jr. Park Improvements $124,003.30
  - Weisinger Incorporated Inv. No. 28068 – Repair Robinwood Water Well $526,485.25
  - Freese Nichols Inv. No. 1300456 – Design/Sewer System Improvements- Carl Barton Pk. $ 69,554.37
  - Doughtie Construction Company Inc. Inv. No. 8 – Final – WWTP Effluent Outfall Structure $ 78,190.00
  - Musco Sports Lighting Inv. No. 326959 – Lighting for Carl Barton Pk. $589,216.00
  - Halff Associates, Inc. Inv. No. 28845 – Design: CIDC Road with Bridge and Farrel $358,887.05

Mayor Pro Tem Coon informed citizens that they paid the SJRA $1,130,741.22 for the month of September.

COUNCIL MEMBERS INQUIRY TIME

Councilman Ham commented that he would like to see the Council and Commissioner’s Court join in passing a Resolution not allowing any fracking leases in our National Forest and/or in conjunction with Lake Conroe.

Councilman McDonald inquired from Parks and Recreation Director Mike Riggins for a status on the Water Park. Mr. Riggins stated they are moving forward, the demolition is 100% complete and the site preparation was 95% complete.

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