ALL TO ORDER
CALL OF ROLL

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

ABSENT: Councilman McDonald

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
OFFICIAL MINUTES OF THE CONROE CITY COUNCIL

Mayor Powell recognized Anthony Harjo from Boys Scout Group Troop 895 who was attending Council to obtain his communication badge. Mayor thanked him for his commitment to Scouting.

CITIZEN INQUIRY
None

Assistant Public Works Director Jason Miller gave Council an update on the sewer flow problem that took place over the weekend. He stated they problem was under control and reported that no private wells on the area were affected. He also informed Council that Public Works was checking all of the equipment for the upcoming potential storm.

Assistant Fire Chief Mike Legoudes gave an update on Tropical Storm Berry that was moving through the Louisiana coast. He asked citizens to never put their guards down during hurricane season, to always be prepared with plenty of water and food during this season.

MONTGOMERY COUNTY VETERANS MEMORIAL COMMISSION
Chairman of the Montgomery County Veterans Memorial and former Judge Jimmie Edwards introduced Media Director, Ericka Richey, who was the first part-time paid position on the organization. He also introduced Commission members present. Judge Edwards presented Council the proposed Southeast Texas Circle of Honor vision; which included the Fallen Warriors Memorial in Houston, The Way Home Monument in The Woodlands, Unity Park in Magnolia, Birthplace of the Texas Flag in Montgomery, Brazos Valley Veterans Memorial in College Station, H.E.A.R.T.S. Veteran Museum of Texas in Huntsville, and the Montgomery County Veterans Memorial Park in Conroe. Judge Edwards pointed out that the ultimate intention was to bring people to Conroe. Judge Edwards asked Council permission to clear the underbrush. Director of Capital Projects/CIP Tommy Woolley discussed the proposed bridge design for the area. Mayor and Council thanked Judge Edwards for his commitment and dedication to this project and for his outstanding ideas for future generations.

BERM MITIGATION CONTRACT – WASTEWATER TREATMENT PLANT
Director of Public Works Norman McGuire presented Council for their review and consideration the professional services contract proposal from Bleyl Engineering for Berm Mitigation at the Wastewater Treatment Plant. Staff recommended awarding the bid to Bleyl Engineering in the amount of $220,964.30. Mr. McGuire informed Council that FEMA would pay for this work.

CHLORINE CHEMICAL AND POLYPHOSPHATE BID
Director of Public Works Norman McGuire asked Council to consider awarding the Chlorine Chemical Bid to DXI, Inc. in the amount of $186,844.00, and awarding the Polyphosphate Bid to Napco Chemical Company, Inc. in the amount of $82,225.00 for FY 19-20. Staff recommended approval of bids as presented.

COMPREHENSIVE PLAN PROCESS
Community Development Director Nancy Mikeska gave Council an update of the proposed Comprehensive Plan process. She informed that the City website had a planning survey uploaded and encouraged all citizens to utilize it.

INTERNAL AUDIT UPDATE
Internal Auditor Sherrie Mattson presented Council the Internal Audit Update Report on auditing projects performed in the past, currently in progress, and planned for the future for their review and consideration.

GRAND CENTRAL PARK PURCHASE
This item was deferred to Executive Session.

Minutes
July 10 & 11, 2019
Workshop & Regular Council Meeting
2
FIRST READING – LDC, LLC GAS UTILITY FRANCHISE
City Attorney Marc Winberry asked Council to consider the first reading of a proposed Ordinance granting a 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. Mr. Winberry informed Council the proposed Ordinance was modeled after franchise Ordinances previously approved by the City, and recommended adoption. If approved on the first reading, the Ordinance would be presented for adoption on the second reading in August.

SURPLUS CITY OWNED PROPERTY – FOSTER DRIVE - COMPASSION UNITED
City Attorney Marc Winberry presented Council for their review and consideration a proposed Resolution accepting a proposal for the development of surplus City owned property for use to provide services to reduce the burdens of homelessness, and authorizing the Mayor to execute and deliver a special warranty deed conveying 5 acres of land to Compassion United, Inc. Mr. Winberry pointed out that the property was adjacent to the City of Conroe Fire Station on Foster Drive.

At 2:55 p.m., Mayor Powell along with Council, City Attorney Marcus Winberry, and City Secretary Soco M. Gorjón, recessed into a Closed Executive Session Chapter 551.071, 551.072 and 551.074 for the following purpose:

- SJRA GRP Contract Litigation
- DFC Settlement Agreement with Lone Star Groundwater Conservation on District and the TWDB decision on the District’s Groundwater Management Plan directing the incorporation of the 2010 or 2016 DFCs into the Plan
- Consultation concerning the purchase, exchange, lease or value of real property
- Performance Evaluation of the City Attorney

The Closed Executive Session was recessed at 4:21 pm.

BRIEFING
None

COUNCIL MEMBERS INQUIRY TIME
Councilman Czajkoski commended staff for the ongoing projects in the City. Councilman Ham thanked Director of Public Works Norman McGuire and his department for all of their hard work.

There being no further business brought before the Council, the meeting was recessed until tomorrow at 6:00 p.m.
OFFICIAL ACTION OF THE CONROE CITY COUNCIL
CALL TO ORDER

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

ABSENT: Mayor Pro Tem Coon
         Councilman McDonald

INVOCATION / PLEDGE / PRESENTATION OF FLAGS: Galye Corbett and representatives from the Houston Commandery No. 95, part of the York Rite Masonry.

Mayor Powell recognized Paul Balis from Boy Scout Troop 1517, who was working on his community patch.

Mayor Powell recognized Police Officer Holguin for his one year of service to the Conroe Police Department.

CITIZEN INQUIRY
None

2020 MONTGOMERY COUNTY EMERGENCY COMMUNICATION DISTRICT BUDGET (9-1-1)

Chip VanSteenberg, Executive Director of the Montgomery County Emergency Communications District, presented Council the MCECD 9-1-1 Operating Budget for Fiscal Year 2020 for their review and consideration.

Councilman Ham made a motion to approve the Montgomery County Emergency Communication District Operating Budget for FY 2020, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

SET PUBLIC HEARING – FY 2019-2020 OPERATING BUDGET

Assistant City Administrator/CFO Steve Williams presented Council the proposal to set a Public Hearing for the FY 2019-2020 Operating Budget on August 8, 2019 at 6 p.m.

Councilman Ham made a motion to set a Public Hearing for the FY 2019-2020 Operating Budget on August 8, 2019 at 6 p.m., as discussed and presented. Councilman Czajkoski seconded the motion. Motion carried unanimously.

PURCHASE 7.5 ACRES IN GRAND CENTRAL PARK

Assistant City Administrator/CFO Steve Williams presented Council for their review and consideration the agreement to purchase 7.5 acres in Grand Central Park from Johnson Development for the development of the Conroe Convention Center and Headquarters Hotel in the amount of $2,286,900.

Councilman Ham made a motion to approve the proposed agreement to purchase 7.5 acres in Grand Central Park, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

FIRST READING - GAS UTILITY FRANCHISE TO LDC, LLC

Councilman Czajkoski made a motion to approve the First Reading of a proposed Ordinance granting a 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, as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.
SURPLUS CITY OWNED PROPERTY – COMPASSION UNITED
Councilman Ham made a motion to approve the proposed Resolution accepting a proposal for the development of surplus City owned property for use to provide services to reduce the burdens of homelessness, and authorizing the Mayor to execute and deliver a special warranty deed conveying 5 acres of land to Compassion United, Inc., as discussed and presented. Councilman Gibson seconded the motion. Motion carried unanimously.

ONESTAR GROUNDWATER MANAGEMENT PLAN
City Attorney Marc Winberry presented Council for their review and consideration the revised proposed Resolution opposing the incorporation of 2010 or 2016 Desired Future Conditions into the Groundwater Management Plan of the Lone Star Groundwater Conservation District. Staff recommended approval as discussed and presented.

Councilman Ham made a motion to approve the proposed Resolution opposing the incorporation of 2010 or 2016 Desired Future Conditions into the Groundwater Management Plan of the Lone Star Groundwater Conservation District and directing the City Administrator to provide copies of the Resolution to the District and to the Texas Water Development Board, 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 7 through 13, as presented. Motion carried unanimously.

- Award professional services contract to Bleyl Engineering for Berrrit Mitigation at the wastewater Treatment Plant.
- Award Chlorine Chemical Bid to DXI, Inc. and award Polyphosphate Bid to Napco Chemical Company, Inc. for 19-20 fiscal year.
- Approve Internal Audit Update.
- Approve updated Grant Contract with Montgomery County Foundation for the Performing Arts d/b/a the Crighton Theatre Foundation related to renovations and improvements to the Crighton Theatre and authorizing an initial grant payment of $103,700.
- Commission and Board Meeting absences
  - 6/06/19 - no absences
  - 6/20/19 - no absences
- Approve Council Minutes held June 26 and 27, 2019.
- Payment of Statements:
  - Weisinger Incorporated Inv. 3 – Emergency Rpr of Main St Water Well $209,641.98
  - CP & Y Inv. No. CCNR1600771.00-1-Prof. Design Service fees – McCaleb Water Well $80,930.00
  - CP & Y Inv. No. CCNR1600771.00-2 -Prof. Design Service fees – McCaleb Water Well $79,920.03
  - Entergy Texas Inv. No. 2238740 – Underground electrical service 105 between 75 & IH 45 $263,795.63
  - Locke Lord Inv. No 1504323 – Legal services $73,509.94
  - Instiform Technologies Inv. No. 3 – Sover Rehab River Point Area $232,073.28
  - Triple B Services Inv. No. 2 – Camelot Extension $277,001.57
  - D.L. Elliott Inv. No. 1 – SH 105 West Waterline Ext. $203,243.95
  - SJRA Inv. No. Surface Water fee payment $835,209.15
  - Berkly/Stealth Partner Group Inv. No. 1-Jul – Stop Loss Coverage $96,282.34

Former President of the Crighton Theatre Foundation David Harold thanked Mayor and Council for all of their support.

Former Mayor Webb Melder, on behalf of the Groundwater Conservation District, thanked Mayor and Council for their support. Mayor Powell thanked former Mayor Melder for all of his hard work.

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