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

CONVENES: WEDNESDAY, NOVEMBER 13, 2019 – 2:00 P.M. - RECESS
RECONVENES: THURSDAY, NOVEMBER 14, 2019 – 6:00 P.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 General Contractor Construction Bid for improvements and repairs to the Firearms Training Facility berm and classroom. J. Christy

B. Discuss sole source purchase of police vehicle radios from Dailey-Wells. J. Christy

C. Discuss sole source purchase of police cameras from WatchGuard Camera Systems. J. Christy

D. Discuss a Resolution regarding 4 proposed Voluntary Direct Annexation Tracts: 2020-01, MUD 177, The Moran Ranch, Tract 1; 2020-02, MUD 177, The Moran Ranch, Tract 2; 2020-03, MUD 147, Rodriguez Tract; and 2020-04, City of Conroe ROW, which are all City of Conroe ETJ parcels; Direct staff to move forward to gather data, develop service agreements, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land. N. Mikeska

E. Discuss action on a proposed Tax Abatement Agreement with Conroe RE 2019, LLC (Parent Company is Southern Star Buske, LLC). D. Scheiner

F. Discuss action on a proposed Tax Abatement Agreement with Texas Tissue Converting, LLC. D. Scheiner

G. Discuss awarding Lead and Copper Testing Bid to Eastex Environmental. N. McGuire

H. CIP Update. T. Woolley

I. 2020 H-GAC Transportation Policy Council appointments. T. Woolley

J. 2020 H-GAC Technical Advisory Committee appointments. T. Woolley

K. Discuss a Developer Participation Agreement with Midway Petroleum Group, LP to extend water and sanitary sewer service to 2750 FM 1488. T. Woolley

L. Discuss a partial release request of sanitary sewer easements in the Madison Bend Development. Mayor Powell

M. Recess Open Meeting in order to conduct a Public Hearing for a partial release request of sanitary sewer easements in the Madison Bend Development.

• Conduct hearing and receive comments

Reconvene Open Meeting

N. Discuss bids for Traffic Signals at Sgt. Ed Holcomb Boulevard at Camelot; Wally Wilkerson at Conroe Park North; and Wally Wilkerson at Pollok. T. Woolley
O. Discuss Force Main – SH 105 Chapel Run to April Sound Project Bid.  
T. Woolley

P. Discuss Change Order for quantity overruns for SH 105 Waterline Extension.  
T. Woolley

Q. Discuss Blanket Purchase Order to Lone Star Family Health Center Conroe (LSFHC) for FY 19-20 annual physicals.  
K. Kreger

R. Discuss an Ordinance Authorizing and Ordering the Issuance of the City of Conroe, Texas Certificates of Obligation, Series 2019A; Awarding the sale thereof and containing matters incident thereto.  
S. Williams

S. Discuss an Ordinance Authorizing and Ordering the Issuance of the City of Conroe, Texas Certificates of Obligation, Series 2019B; Awarding the sale thereof and containing matters incident thereto.  
S. Williams

T. OPEB Trust (Retiree Insurance) FY 18-19 4th Quarter Investment Report.  
S. Williams

U. Discuss Bid Award for PD PPV and various other City of Conroe Department vehicles.  
S. Williams

V. Discuss Resolution establishing a program to incentivize the development of new residential housing units in downtown Conroe.  
M. Winberry

W. Recess Open Meeting in order to conduct Closed Executive Session for consultation with the Attorney concerning the following threatened, contemplated or pending claims, and litigation, or to receive legal advice pursuant to Texas Government Code Chapter 551.071, 551.072, and 551.074 concerning the following:

- Internal Auditor Annual Review
- SJRA GRP Contract Litigation
- Lone Star Groundwater Conservation District fees
- 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, NOVEMBER 14, 2019 – 6:00 P.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 a Resolution regarding 4 proposed Voluntary Direct Annexation Tracts: 2020-01, MUD 177, The Moran Ranch, Tract 1; 2020-02, MUD 177, The Moran Ranch, Tract 2; 2020-03, MUD 147, Rodriguez Tract; and 2020-04, City of Conroe ROW, which are all City of Conroe ETJ parcels; Direct staff to move forward to gather data, develop service agreements, offer Development Agreements on any qualified properties, set and hold Public Hearings, and to take any other action that may be necessary to prepare for the final annexation, for the proposed parcels of land. N. Mikeska

2. Consider approval of an Economic Development Incentive Agreement with Five Below, Inc. to promote investment and job creation in the City of Conroe. D. Scheiner

3. Workshop Consider an Ordinance Authorizing and Ordering the Issuance of the City of Conroe, Texas Certificates of Obligation, Series 2019A; Awarding the sale thereof and containing matters incident thereto. S. Williams

4. Workshop Consider an Ordinance Authorizing and Ordering the Issuance of the City of Conroe, Texas Certificates of Obligation, Series 2019B; Awarding the sale thereof and containing matters incident thereto. S. Williams

5. Approve lump sum payment of accrued fees to the Lone Star Groundwater Conservation District. P. Virgadamo

6. Workshop Approve a Resolution establishing a program to incentivize the development of new residential housing units in downtown Conroe. M. Winberry

CONSENT AGENDA

7. Workshop Consider General Contractor Construction Bid for improvements and repairs to the Firearms Training Facility berm and classroom. J. Christy

8. Workshop Consider sole source purchase of police vehicle radios from Dailey-Wells. J. Christy

9. Workshop Consider sole source purchase of police cameras from WatchGuard Camera Systems. J. Christy

10. Workshop Consider action on a proposed Tax Abatement Agreement with Conroe RE 2019, LLC (Parent Company is Southern Star Buske, LLC). D. Scheiner

11. Workshop Consider action on a proposed Tax Abatement Agreement with Texas Tissue Converting, LLC. D. Scheiner

12. Workshop Consider awarding Lead and Copper Testing Bid to Eastex Environmental. N. McGuire

T. Woolley

15. Workshop Consider a Developer Participation Agreement with Midway Petroleum Group, LP to extend water and sanitary sewer service to 2750 FM 1488.  
T. Woolley

16. Workshop Consider a partial release request of sanitary sewer easements in the Madison Bend Development.  
T. Woolley

17. Workshop Consider approval of payment to TxDOT for Old Conroe Road Engineering and Environmental Review fee.  
T. Woolley

18. Workshop Consider bids for Traffic Signals at Sgt. Ed Holcomb Boulevard at Camelot; Wally Wilkerson at Conroe Park North; and Wally Wilkerson at Pollok.  
T. Woolley

19. Workshop Consider Force Main – SH 105 Chapel Run to April Sound Project Bid.  
T. Woolley

T. Woolley

21. Workshop Consider Blanket Purchase Order to Lone Star Family Health Center Conroe (LSFHC) for FY 19-20 annual physicals.  
K. Kreger

22. Workshop Consider Bid Award for PD PPV and various other City of Conroe Department vehicles.  
S. Williams

23. Commission and Board meeting absences.  
T. Woolley

S. Gorjón

25. 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 8th day of November 2019.

Soco M. Gorjón, City Secretary

Agenda Items: Council may vote and/or act upon each of the items listed in this agenda in an order considered to be convenient to the public and Council. One agenda item will be discussed at a time unless logic and practical consideration allow similar topics to be considered together for purposes of convenience and efficiency.

It is the policy of the City of Conroe to afford disabled persons maximum access to all public meetings. The City of Conroe will make reasonable accommodations to address the needs of persons with vision or hearing impairments or other disabilities, including the provision of readers or sign language interpreters when requested reasonably in advance.