

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

**CONVENES: WEDNESDAY, OCTOBER 23, 2013 – 2:00 P.M. - RECESS**  
**RECONVENES: THURSDAY, OCTOBER 24, 2013 – 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.

**CALL TO ORDER  
CALL OF ROLL**

**WORK SESSION**

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|----|--|------------|
| A. | Consider yearly maintenance agreement with Spillman Technologies (Sole Source Provider).   | P. Cobb    |
| B. | Consider yearly maintenance agreement with Cartegraph (Sole Source Provider).  | P. Cobb    |
| C. | Consider yearly maintenance agreement with Verizon (State Contract DIR-SDD-1779).  | P. Cobb    |
| D. | Consider yearly maintenance agreement with Tyler Technologies (Sole Source Provider).  | P. Cobb    |
| E. | Bid award for apparatus service and repair to Siddons Martin Apparatus for FY 13-14.   | K. Kreger  |
| F. | Award contract to Daily-Wells for Public Safety Radio Upgrade.   | K. Kreger  |
| G. | Consider an Amended Resolution consenting to the revised petition for the creation of the Montgomery County Municipal Utility District No. 141.  | N. Mikeska |
| H. | Consider a Digital Billboard Conversion Agreement with SIGN AD, LTD for the conversion of an existing static billboard located on SH 105-W, to an electronic digital billboard, in compliance with the City's Billboard Conversion Ordinance in effect at the time the conversion application was submitted. | N. Mikeska |
| I. | Discuss a bid award for the CDBG Housing Reconstruction Project in the amount of \$555,225 to Bentley Builders, Rian Keller, Owner/Builder, out of Spring, TX.   | N. Mikeska |
| J. | Discuss Developer Participation Agreement with Terra Firma Development for Woodgate Subdivision.   | E. Burden  |
| K. | Consider bid award for piping, valves and fittings for new Water Well No. 23 (Beasley Road).   | W. Dodd    |
| L. | Consider bid award for water well standby generators to Cummins Southern Plains.   | W. Dodd    |

- M. Consider awarding FY 2013-2014 Annual Municipal Waste Landfill bid. S. Taylor
- N. Consider award of Washed Rock bid. S. Taylor
- O. Discuss award of Annual Phosphate Chemical Bid for FY 2013-2014 to Napco Chemical Company. S. Taylor
- P. Discuss award of bid for Robinwood Water Well Number 12 repairs to Weisinger Water Well. S. Taylor
- Q. Discuss awarding Dewatering Live Oak Creek Sewer Main bid. S. Taylor
- R. **Recess Open Meeting in order to conduct Public Hearing on designation of a tax abatement reinvestment zone on 24.370 acres of land in the William S. Allen Survey owned by Ball Metal Beverage Container Corporation.** M. Winberry
  - **Conduct hearing and receive public comments**
  - **Reconvene Open Meeting**
- S. Consider Ordinance designating a tax abatement reinvestment zone on 24.370 acres of land in the William S. Allen Survey owned by Ball Metal Beverage Container Corporation. M. Winberry
- T. Consider Annexation Agreement with Terpstra & Associates for 234 acres of land. M. Winberry
- U. Consider Development and Municipal Services Agreement with Signorelli Investment Company, Ltd for re-development of the Estates of Wedgewood Falls. M. Winberry
- V. Discussion of possible amendments to home rule charter. M. Winberry
- W. Consider Ordinance ordering a 90 day suspension of the proposed effective date of an increase in electric utility rates and charges by Entergy Texas, Inc. and providing for other matters related to regulation of the rates and charges. M. Winberry
- X. Consider Resolution authorizing consent for the creation of Conroe Municipal Management District No. 1 (Camp Strake Development). M. Winberry
- Y. Consider Utility Functions Agreement with Johnson Development Corporation acting on behalf of the proposed Conroe Municipal Management District No. 1 (Camp Strake Development). M. Winberry
- Z. Consider Development Agreement with Johnson Development Corporation establishing development standards applicable to development of the Camp Strake property. M. Winberry
- AA. Consider Reimbursement Agreement with Johnson Development Corporation providing for municipal cost participation to reimburse a portion of certain costs of development related to public infrastructure, floodplain reclamation, wetlands mitigation and other costs incurred in the development of the Camp Strake property. M. Winberry

- BB. **Recess Open Meeting in order to conduct Closed Executive Session pursuant to Texas Government Code Chapter 551.074 relating to:** P. Virgadamo
- **Parks & Recreation Director's Performance Appraisal**
  - **Police Chief's Performance Appraisal**
- 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, OCTOBER 24, 2013 – 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, three speakers to a subject. 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** Award contract to Daily-Wells for Public Safety Radio Upgrade. **K. Kreger**
2. **Workshop** Consider and approve an Amended Resolution consenting to the revised petition for the creation of the Montgomery County Municipal Utility District No. 141. **N. Mikeska**
3. **Workshop** Consider and approve a Digital Billboard Conversion Agreement with SIGN AD, LTD, for the conversion of an existing static billboard located on SH 105-W, to an electronic digital billboard, in compliance with the City's Billboard Conversion Ordinance in effect at the time the conversion application was submitted. **N. Mikeska**
4. **Workshop** Approve a bid award for the CDBG Housing Reconstruction Project in the amount of \$555,225 to Bentley Builders, Rian Keller, Owner/Builder, out of Spring, TX. **N. Mikeska**
5. Consider action to approve the yearly United States Postal Service (USPS) purchase order for cost relating to mailing utility bills and reminder notices (Sole Source Provider). **S. Williams**
6. Consider and approve Republic Services Purchase Order. **S. Williams**
7. Consider and approve San Jacinto River Authority (SJRA) Purchase Order. **S. Williams**
8. **Workshop** Consider Developer Participation Agreement with Terra Firma Development for Woodgate Subdivision. **E. Burden**
9. **Workshop** Consider Annexation Agreement with Terpstra & Associates for 234 acres of land. **M. Winberry**
10. **Workshop** Action on Development and Municipal Services Agreement with Signorelli Investment Company, Ltd. for re-development of the Estates of Wedgewood Falls. **M. Winberry**
11. **Workshop** Action on Ordinance designating a tax abatement reinvestment zone on 24.370 acres of land in the William S. Allen Survey owned by Ball Metal Beverage Container Corporation. **M. Winberry**

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|-----|-----------------|---|--------------------|
| 12. | <b>Workshop</b> | Action on Ordinance ordering a 90 day suspension of the proposed effective date of an increase in electric utility rates and charges by Entergy Texas, Inc. and providing for other matters related to regulation of the rates and charges.   | <b>M. Winberry</b> |
| 13. | <b>Workshop</b> | Action on Resolution authorizing consent for the creation of Conroe Municipal Management District No. 1 (Camp Strake Development).  | <b>M. Winberry</b> |
| 14. | <b>Workshop</b> | Action on Utility Functions Agreement with Johnson Development Corporation acting on behalf of the proposed Conroe Municipal Management District No. 1 (Camp Strake Development).   | <b>M. Winberry</b> |
| 15. | <b>Workshop</b> | Action on Development Agreement with Johnson Development Corporation establishing development standards applicable to development of the Camp Strake property.  | <b>M. Winberry</b> |
| 16. | <b>Workshop</b> | Action on Reimbursement Agreement with Johnson Development Corporation providing for municipal cost participation to reimburse a portion of certain costs of development related to public infrastructure, floodplain reclamation, wetlands mitigation and other costs incurred in the development of the Camp Strake property. | <b>M. Winberry</b> |

**CONSENT AGENDA**

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|-----|-----------------|---|--------------------|
| 17. | <b>Workshop</b> | Action to approve the yearly maintenance agreement with Spillman Technologies (Sole Source Provider). | <b>P. Cobb</b>     |
| 18. | <b>Workshop</b> | Action to approve the yearly maintenance agreement with Cartegraph (Sole Source Provider).            | <b>P. Cobb</b>     |
| 19. | <b>Workshop</b> | Action to approve the yearly maintenance agreement with Verizon (State Contract DIR-SDD-1779).        | <b>P. Cobb</b>     |
| 20. | <b>Workshop</b> | Action to approve the yearly maintenance agreement with Tyler Technologies (Sole Source Provider).    | <b>P. Cobb</b>     |
| 21. |                 | Consider Commercial Solid Waste Franchise for Prostar Waste.  | <b>S. Williams</b> |
| 22. | <b>Workshop</b> | Award FY 2013-2014 Annual Municipal Waste Landfill bid.   | <b>S. Taylor</b>   |
| 23. | <b>Workshop</b> | Award Washed Rock Bid for FY 2013-2014 to Southern Crushed Concrete.                                  | <b>S. Taylor</b>   |
| 24. | <b>Workshop</b> | Award Annual Phosphate Chemical Bid for FY 2013-2014 to Napco Chemical Company.                       | <b>S. Taylor</b>   |
| 25. | <b>Workshop</b> | Award repairs bid for Robinwood Water Well No. 12 to Weisinger Water Well.                            | <b>S. Taylor</b>   |
| 26. | <b>Workshop</b> | Award Dewatering Live Oak Creek Sewer Main bid.   | <b>S. Taylor</b>   |
| 27. | <b>Workshop</b> | Award apparatus service and repair bid to Siddons Martin Apparatus for FY 2013-2014.                  | <b>K. Kreger</b>   |
| 28. | <b>Workshop</b> | Award bids for piping, valves and fittings for new Water Well No. 23 (Beasley Road).                  | <b>W. Dodd</b>     |

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|-----|----------|---|-----------|
| 29. | Workshop | Award bid for water well standby generators to Cummins Southern Plains. | W. Dodd   |
| 30. |          | Action on Board and Commission attendance.                              | E. Burden |
| 31. |          | Action on payment of statements.  | W. Dodd   |

**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 17<sup>th</sup> day of October 2013.**

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**Soco M. Gorjón, Assistant 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.**