

**MINUTES OF THE  
CONROE CITY COUNCIL**

**MAY 8 & 9, 2013**

**CALL TO ORDER  
CALL OF ROLL**

**PRESENT:** Mayor Melder  
Mayor Pro Tem Martin  
Council Members, Gibson, Porter, Snider, and Gentry  
City Administrator Paul Virgadamo  
City Attorney Marcus L. Winberry  
Assistant City Secretary Soco M. Gorjón

**ABSENT:** City Secretary Marla J. Porter

After a roll call by the Assistant City Secretary establishing a quorum was present, the meeting was called to order at 2:00 p.m. by Mayor Melder.

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.

  
Webb K. Melder, Mayor

**ATTEST:**

  
Soco M. Gorjón, Assistant City Secretary

**OFFICIAL MINUTES OF THE CONROE CITY COUNCIL**

**HERITAGE MUSEUM OF MONTGOMERY COUNTY FUNDING REQUEST**

Parks Department Director Mike Riggins introduced Butch Bateman, Representing the Heritage Museum of Montgomery County Board of Directors. Mr. Bateman made a presentation to Council on the proposed expansion of the facility (Attached as Exhibit "A") and requested \$150,000 from the City for the construction of the new museum annex.

**CHANGE ORDER - PLANTATION DRIVE NORTH PHASE I & II WATER**

City Engineer Erwin Burden informed Council that through field inspection and observation of the project under construction, it was determined that to improve the overall project, it was necessary to install a 10" insert valve to maintain water services, and reconnect services with fire and domestic combo meter valve. Mr. Burden asked Council to consider the proposed Change Order in the amount of \$78,000. Staff recommended awarding. Finance Director Steve Williams pointed out that a budget amendment would be required.

**CHANGE ORDER – DRENNAN ROAD WEST WATER**

City Engineer Erwin Burden asked Council to consider approval of a required Change Order in the amount of \$83,000 to relocate the waterline at Drennan Road and I-45 due to utility conflicts. Staff recommended approval. Finance Director Steve Williams pointed out that a budget amendment would be required.

**BID AWARD – WATER WELL NO. 24**

City Engineer Erwin Burden asked Council to consider awarding the "tank painting" portion of the project to Utility Services Co. for their bid amount of \$169,920.00, award the "cooling towers" portion to W.W. Payton for their bid amount of \$286,000.00 and award the "pump building" portion to Montgomery Building Services for their bid amount of \$216,212.00. Staff recommended approval.

**ENTERGY STREETLIGHTS – LEAGUE LINE ROAD**

City Engineer Erwin Burden asked Council to consider approval of installation of 60 decorative fiberglass streetlights along League Line Road at a cost of \$200,000.00. Mr. Burden informed that Entergy, if approved, was to install and maintain them for a monthly fee.

**BID AWARD – GROUNDING SYSTEM – WATER WELL NO. 4, 5, 6, 7, 12, 13, 14 & 15**

City Engineer Erwin Burden asked Council to consider awarding the base bid to GroundCore, LLC in the amount of \$98,000.00 with the contract time of 80 days for full completion of the project.

**STREET SWEEPER BID RE-AWARD – JOHNSON NORTH AMERICA**

Buyer Kristina Colville informed Council that on February 27, 2013 Hi-Way Equipment was awarded the bid for the Sweeper, but since that time because of changes of Johnson North America, Hi-Way Equipment was no longer their factory distributor; however, Ms. Colville pointed out that Johnson would honor the original low bid price utilizing their HGAC contract.

**UPDATE ON CONROE CAN – CODE ENFORCEMENT INITIATIVE**

Assistant Community Development/Public Works Director Nancy Mikeska addressed Council and gave an update report regarding Conroe CAN – Code Enforcement Initiative in Uptown. Ms. Mikeska pointed out that they were ready to increase the focus area.

### **URBANIZED AREA TRANSIT ADVISORY COMMITTEE BY LAWS**

City Attorney Marc Winberry presented Council for their review and approval a proposed Resolution approving the bylaws of the established Urbanized Area Transit Advisory Committee, which were proposed by the Goodman Corporation with input from the City and the Township. Mr. Winberry advised the proposed Resolution also confirmed the City's previous appointment of Mayor Pro Tem Martin as the City's representative on the committee and Larry Calhoun as the City's alternate. Staff recommended approval.

### **STANDARD PROCUREMENT METHODS APPLICABLE TO CONTRACTS – COMPETITIVE BIDDING**

City Attorney Marc Winberry presented Council a proposed Resolution designating standard procurement methods applicable to contracts subject to competitive bidding. Mr. Winberry pointed out that the proposed Resolution affirmed the City's use of best value practices for goods and services and authorized the use of best value competitive bidding for civil engineering and other construction projects. Staff recommended approval.

### **SAM HOUSTON AREA COUNCIL BOY SCOUTS OF AMERICA – VARIANCE TO TREE ORDINANCE**

City Attorney Marc Winberry presented Council a proposed agreement with the Sam Houston Area Council Boy Scouts of America authorizing a variance to the Tree Ordinance to allow clearing of designated areas of Camp Strake. Mr. Winberry pointed out that the proposed variance does not waive the canopy requirement and required that the acreage be included in a future tree plan for the Camp Strake property. Ms. Winberry furthermore informed that a 50' buffer would be maintained along the front of the property and no trees would be cleared from the area until a final development plan was approved.

Councilwoman Porter advised she no longer had a personal property interest on the Anderson Road Project. City Attorney Marc Winberry informed that since Councilwoman Porter had no property interest on the Anderson Road Project, she did not need to abstain any longer from discussions related to this project.

**At 2:54 p.m. Mayor Melder, along with Council, City Administrator Paul Virgadamo, City Attorney Marc Winberry, Assistant City Secretary Soco M. Gorjón, Public Works Director Dean Towery, City Engineer Erwin Burden, CIDC Executive Director Larry Calhoun and Matt Whitney with Whitney and Associates recessed into a closed meeting for the following purpose:**

- **Section 551.072 – White Oak Creek Phase 3 Sewer Project Property Purchase  
Wilson Road East Right-of-Way Purchase  
Camp Strake Boy Scout Property Purchase  
Anderson Road Project Right-of-Way Purchase**
- **Section 551-074 – Performance Appraisal for City Administrator**

The Open Meeting reconvened at 5:27 p.m.

### **COUNCIL BRIEFING**

None

### **COUNCIL INQUIRY**

None

Public Works Director Dean Towery presented his resignation letter, effective July 31, 2013, to the Mayor and Council.

**There being no further business to be brought before the Council the Open Meeting was recessed until tomorrow at 9:30 a.m.**

**RECONVENE**

**THURSDAY, MAY 9, 2013 – 9:30 A.M.**

**OFFICIAL ACTION OF THE CONROE CITY COUNCIL**

**CALL TO ORDER  
CALL OF ROLL**

**PRESENT:** Mayor Melder  
Mayor Pro Tem Martin  
Council Members Gibson, Porter, and Snider  
City Administrator Paul Virgadamo  
City Attorney Marcus L. Winberry  
Assistant City Secretary Soco M. Gorjón

**ABSENT:** Councilman Gentry  
City Secretary Marla J. Porter

**INVOCATION/PLEDGE:** Pastor Harold Morton with the Living Word Church

**CITIZEN INQUIRY**  
None

**CHANGE ORDERS FOR PLANTATION DRIVE NORTH PHASE I & II WATER**

A motion was made by Councilman Gibson, seconded by Mayor Pro Tem Martin, to approve proposed Change Orders for Plantation Drive North Phase I & II water as discussed. Motion carried unanimously.

**CHANGE ORDER FOR DRENNAN ROAD WEST WATER**

A motion was made by Councilwoman Porter, seconded by Councilman Snider, to approve proposed Change Order for Drennan Road West water as discussed. The motion carried unanimously.

**BID AWARD – WATER WELL NO. 24**

Councilman Gibson made a motion to award the “tank painting” portion to Utility Service Co. in the amount of \$169,920.00, to award the “cooling towers” portion to W.W. Payton in the amount of \$286,000.00 and to award the “pump building” to Montgomery Building Services in the amount of \$216,212.00 as presented. The motion was seconded by Councilwoman Porter. Motion carried unanimously.

**ENTERGY STREETLIGHTS – LEAGUE LINE ROAD**

Mayor Pro Tem Martin made a motion to approve the proposed Entergy streetlights on League Line Road as presented. The motion was seconded by Councilman Snider. Motion carried unanimously.

**BID AWARD – GROUNDING SYSTEM – WATER WELL NOS. 4,5,6,7,12,13,14 AND 15**

Councilman Snider made a motion to award the grounding system project to GroundCore, LLC in the amount of \$98,000.00 as discussed. The motion was seconded by Councilwoman Porter. Motion carried unanimously.

**RE-AWARD STREET SWEEPER BID - JOHNSON NORTH AMERICA**

Mayor Pro Tem Martin made a motion to re-award the street sweeper bid to Johnson North America utilizing the HGAC contract as discussed. The motion was seconded by Councilman Gibson. Motion carried unanimously.

**BYLAWS FOR URBANIZED AREA TRANSIT ADVISORY COMMITTEE**

Councilman Snider made a motion to approve the proposed Resolution approving bylaws for the Urbanized Area Transit Advisory Committee as discussed. The motion was seconded by Councilman Gibson. Motion carried unanimously.

**STANDARD PROCUREMENT METHODS – COMPETITIVE BIDDING**

Mayor Pro Tem Martin made a motion to approve the proposed Resolution designating standard procurement methods applicable to contracts subject to competitive bidding as discussed. The motion was seconded by Councilman Gibson. Motion carried unanimously.

**SAM HOUSTON AREA COUNCIL BOY SCOUTS OF AMERICA AGREEMENT**

A motion was made by Councilwoman Porter, seconded by Councilman Snider, to approve the proposed agreement with the Sam Houston Area Council boy Scouts of America authorizing a variance to the Tree Ordinance and allowing clearing of designated areas of Camp Strake as discussed. The motion carried unanimously.

**INTERLOCAL FLEET SERVICE AGREEMENT – CITY OF MONTGOMERY**

A motion was made by Councilman Gibson, seconded by Councilwoman Porter, to approve proposed Interlocal Fleet Services Agreement with the City of Montgomery to provide maintenance and repair services as discussed. The motion carried unanimously.

**APPOINTMENTS TO THE CONROE PLANNING COMMISSION**

Mayor Pro Tem Martin made a motion to approve appointments to the Planning Commission as presented; Jim Arnold, Steve Hailey, Chris Caywood, Dr. Bob Rabuck, Mike Stoecker and Foster Madeley, all with three-year terms as specified on the Resolution. The motion was seconded by Councilman Gibson. Motion carried unanimously.

**CONSENT AGENDA**

A motion was made by Mayor Pro Tem Martin, seconded by Councilman Gibson, to approve the Consent Agenda Items 12 thru 14 as presented. The motion carried unanimously.

- Financial Status Report for Lone Star Convention and Expo Center for January, February and March 2013.
- Minutes of Council Meetings held April 24 & 25, 2013.

Payment of Statements:

• Lewis Contractors	Pay No. 12 – I-45 to SWTP	\$299,375.99
• Caldwell County Ford	Several Inv.	\$ 62,864.00
• Lockwood Andres & Newman, Inc.	Inv. No. 8 – Waste Water Treatment Plant	\$140,663.30

There being no further business to consider, Councilwoman Porter made a motion, seconded by Mayor Pro Tem Martin, to adjourn. The motion carried unanimously.



---

---

# HERITAGE MUSEUM

---

---

O F M O N T G O M E R Y C O U N T Y

## **PRESENTATION TO CONROE CITY COUNCIL**

**May 8, 2013**

---

---

### **HERITAGE MUSEUM OF MONTGOMERY COUNTY**

- **FORMED IN 1985 AS 501 (c) 3 NON PROFIT**
- **THE FOCUS OF HMMC IS TO PRESERVE COUNTY HISTORICAL ARTIFACTS AND INCREASE AWARENESS OF OUR PAST AND CULTURE.**
- **TWO PAID STAFF AND 21 VOLUNTEERS**
- **GROGAN / COCHRAN HOME MOVED TO CANDY CANE PARK SITE IN 1986.**
- **IN 2012, THE MUSEUM HAD OVER 5,000 VISITORS AND 600,000 HITS TO OUR WEB SITE.**
- **VIDEO HISTORY PROGRAM WITH 30 INTERVIEWS COMPLETED.**

**EXHIBIT "A"**  
(1 of 7)

1)



## **TWO TOPICS FOR COUNCIL'S CONSIDERATION:**

**1. IN 27 YEARS, THE MUSEUM IS NOW 100% FULL AND REQUIRES ADDITIONAL SPACE.**

➤ **NEW 3,000 SQ. FT. MUSEUM ANNEX LOCATED ADJACENT TO THE CURRENT BUILDING WITH NEW 2 HOUR FIRE VAULT IS REQUIRED. (SEE PICTURES)**

- **BENEFICIARY OF THE LATE MARK CLAPMAN'S ART & PAINTINGS.**
- **THE ESTIMATE TO BUILD THIS NEW FACILITY IS \$450,000. HMMC PROPOSES THAT THE CITY OF CONROE JOIN IN PARTNERSHIP WITH THE COUNTY IN THE 2014 BUDGET TO CONTRIBUTE \$150,000 EACH TOWARDS THE NEW BUILDING PROGRAM.**
- **HMMC WILL CONTRIBUTE \$50,000 and \$100K FROM PRIVATE DONATIONS.**
- **MR. BILL WATSON OF CONROE HAS BEEN RETAINED TO DESIGN AND ACT AS SITE MGR.**



---

---

# HERITAGE MUSEUM

---

---

O F M O N T G O M E R Y C O U N T Y

**2. HMMC HAS BEEN OFFERED A 1938 PRE-FAB SEARS HOME AND ROUGHNECK BUNKHOUSE (SEE PICTURES) TO BE RE-LOCATED AT THE CANDY CANE PARK SITE.**

- **THIS 30' X 50' HOME WAS PURCHASED BY GEORGE STRAKE FOR HIS DRILLING MANAGER, MR. HARVEY LEE. THIS HOME HAS BEEN A RESIDENCE SINCE INSTALLATION AND IN EXCELLENT CONDITION.**
- **THE SMALLER BUNK HOUSE IS LOCATED BEHIND THE MAIN HOME AND WAS USED BY 4 ROUGHNECKS.**

## **IN CONCLUSION:**

- **HMMC REQUEST THAT THE CITY COUNCIL APPROVE \$150,000 IN THEIR 2014 BUDGET FOR THE CONSTRUCTION OF THE NEW MUSUEM ANNEX.**
- **HMMC HAS RECEIVED APPROVAL TO RE-LOCATE THE STAKE HOME & BUNKHOUSE TO CANDY PARK.**

**MEETINGS WILL CONTINUE WITH COMMUNITY DEVELOPMENT TO SECURE REQUIRED PERMITS FOR ALL THREE BUILDINGS.**

**3)**





**HMMC APPRECIATES THE TIME, DILIGENCE AND GUIDANCE PROVIDED BY MIKE RIGGENS, HIS STAFF & THE ADVISORY BOARD MEMBERS FOR THESE PROJECTS.**

**AND OUR GRATITUDE TO THE CITY OF CONROE FOR THE USE OF THE CANDY CANE PARK LAND THE PAST 27 YEARS.**

**THE BOARD OF DIRECTORS TRUSTS THIS COUNCIL WILL ASSIST OUR EFFORTS TO GROW WITH MONTGOMERY COUNTY AS WE REMAIN TRUSTEE FOR OUR COUNTY AND CITIZENS HISTORICAL ARTIFACTS AND DOCUMENTS.**

**THANKS**

**BUTCH BATEMAN**

**HMMC BOARD OF DIRECTORS**

4)



MAIN HOUSE





ROUGHNECK BUNK HOUSE