

A regular meeting of the Groves City Council was held October 28, 2019 in the Groves City Council Chamber with Mayor Brad Bailey, Mayor Pro Tem Karen Theis, Councilmember Sidney Badon, Councilmember Chris Borne, and Councilmember Kyle Hollier in attendance. Mayor Bailey called the meeting to order and welcomed the attendees. Mayor Pro Tem Theis led the prayer and pledge of allegiance.

APPROVE THE MINUTES OF THE OCTOBER 14, 2019 CITY COUNCIL MEETING AND THE OCTOBER 14, 2019 JOINT PUBLIC HEARING: Councilmember Borne moved to approve the minutes of the October 14, 2019 City Council Meeting and the October 14, 2019 Joint Public Hearing as written and Mayor Pro Tem Theis seconded. Mayor Bailey asked for discussion and there was none. Motion passed unanimously.

RECEIVE MINUTES OF THE OCTOBER 7, 2019 PLANNING AND ZONING COMMISSION MEETING: Mayor Bailey stated that the minutes would be received into the record as follows: "The City of Groves Planning and Zoning Commission met in the Public Works building, 4925 McKinley, on Monday October 7, 2019 at 6:00 p.m. to consider the request for the property listed herein: 1. To consider the request from Mrs. Gwen Lee to subdivide her property located in a R-2 One & Two Family Residential District at 5801 Baird St., Tracts 6-A & 6-B, 0.5606 acre of land replat of part of Lot 6, Block 2, Groves Acre. Members present were Rodney Pacetti, Craig Plokhooy, Chris Crain, Michael Presley, Rod Hatch, and Secretary to the Commission Don Pedraza. Meeting started @ 6:01 p.m. Mr. Pacetti opened the meeting and roll call was performed. Let the records indicate a quorum was achieved. Item of Business: Mr. Pedraza submitted replat plan and pictures for review by board. A question was presented about setbacks compliance of the metal building. The metal building does comply to setback requirements for R-2 districts, but an accessory building cannot be located in the front yard setback. Mr. Pedraza informed the commissioners that that problem will have to be addressed by the Board of Adjustments. Mr. Craig Plokhooy made a motion to request a Joint Public Hearing with the City Council members. Mr. Rod Hatch seconded the motion. All were in favor. The motion carried. With no further business the meeting was adjourned at 6:13 p.m."

RECEIVE MINUTES OF THE OCTOBER 17, 2019 PLANNING AND ZONING COMMISSION MEETING: Mayor Bailey stated that the minutes would be received into the record as follows: "The City of Groves Planning and Zoning Commission met in the Public Works building, 4925 McKinley, on Monday October 17, 2019 at 6:00 p.m. to consider the request for the property listed herein: 1. To consider the request from H&P Engineering & Construction Inc. to subdivide the property: Replat of Part of Lot 16, Block 6, Country Club Estates & Country Club Estates Replat.

Members present were Rodney Pacetti, Chris Crain, Rod Hatch, and Secretary to the Commission Don Pedraza. Meeting started @ 6:08 p.m. Mr. Pacetti opened the meeting and roll call was performed. Let the records indicate a quorum was achieved. Item of Business: The members present for this meeting were also at the Joint Public Hearing. The commissioners knew the only concern was from Mrs. Beaumont. Mr. Pacetti restated the concerns of Mrs. Beaumont; her concern is that the new construction would cause flooding on her property. All agreed the concern was heard and will be handled properly by the developer. 2. Mr. Rod Hatch made a motion to present the replat to City Council for final approval of replat. Mr. Chris Crain seconded the motion. All were in favor. The motion carried. With no further business, the meeting was adjourned at 6:22 p.m.”

CONSIDER SETTING A JOINT PUBLIC HEARING FOR THE REPLAT OF PROPERTY LOCATED AT 5801 BAIRD: Mayor Pro Tem Theis made a motion to set a Joint Public Hearing for November 25, 2019 immediately following the 5:30 p.m. City Council meeting and Councilmember Borne seconded. Mayor Bailey asked for questions or comments. Mayor Pro Tem Theis asked if this is the property on Baird that had been previously discussed. Mr. Sosa stated that was correct and then asked Building Official Don Pedraza why the City would allow someone to do something that is in violation of City code. Mr. Pedraza explained that the property owner is asking for a variance that will be considered by the Zoning Board of Appeals. Motion passed unanimously.

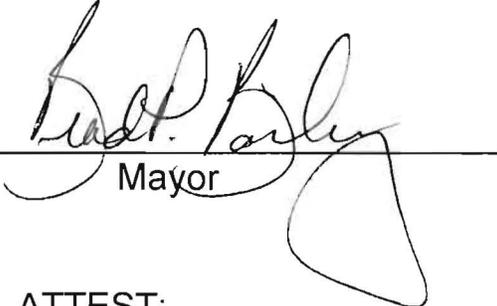
CONSIDER FINAL DENIAL OR APPROVAL OF THE REPLAT OF PART OF LOT 16, BLOCK 6, OF THE COUNTRY CLUB ESTATES AND COUNTRY CLUB ESTATES REPLAT (6444 AND 6448 HOWE): Councilmember Borne moved to consider final denial or approval of the replat of part of Lot 16, Block 6 of the Country Club Estates and Country Club Estates Replat and Councilmember Badon seconded. Councilmember Borne asked if the plans had been submitted for approval to the City and Mr. Pedraza stated that they had. Councilmember Borne reiterated that the drainage will go to the front of the property and that the yards will not be higher than the property adjacent to the new homes (the homes will be higher, but not the yards). Councilmember Borne asked if Mrs. Beaumont was present at the Council meeting and she was not. Councilmember Borne amended his motion to call for approval of the replat and Councilmember Badon seconded the amended motion. Mayor Bailey asked for questions or comments and there were none. Motion passed unanimous.

INVOICES: Mr. Sosa presented invoices for payment totaling \$66,788.71 as follows:

City of Port Arthur	Partial August and September 2019 landfill fee.	25,407.60
Hahn Equipment	Replace pump at Wastewater Plant.	18,196.00
Pump Solutions, Inc.	100 HP motor for Water Plant.	11,373.00
Republic Services	Sludge disposal (\$6,234.38); Demolition Program (\$5,577.73) 3200 Allison, 6701 32 nd St.	11,812.11

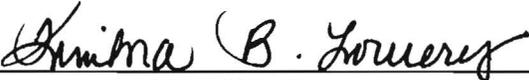
Councilmember Badon moved to approve payment of the invoices totaling \$66,788.71 and Councilmember Badon seconded. Mayor Bailey asked for questions. Councilmember Borne asked if the 100 HP motor for the Water Plant was a replacement or a repair. City Manager D.E. Sosa stated that it was a replacement. There was no further discussion and the motion passed unanimously.

Mayor Bailey asked for Council comments. Councilmember Borne thanked Mr. Hassan (the developer building the new homes on the replat of 6444 and 6448 Howe) for investing in Groves. Councilmember Hollier asked how many new homes had been built in Groves in the past two years. Mr. Sosa stated that on average, construction is started on two homes every seven to eight days. As a result, Groves has gained over 500 new homes in the past two years. There were no further comments and Mayor Bailey adjourned the meeting at 5:45 p.m.



Mayor

ATTEST:



City Clerk