

A regular meeting of the Groves City Council was held December 7, 2020 in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Sidney Badon, Councilmember Rhonda Dugas, and Councilmember Paul Oliver in attendance. Mayor Borne called the meeting to order and welcomed the attendees. In observance of National Pearl Harbor Remembrance Day, City Marshal Norman Reynolds, Jr. gave the opening prayer and former U.S. Marine Trevor Noyola led the pledge of allegiance.

**APPROVE THE MINUTES OF THE NOVEMBER 23, 2020 CITY COUNCIL MEETING:** Councilmember Dugas made a motion to approve the minutes of the November 23, 2020 City Council meeting as written and Councilmember Oliver seconded. There was no discussion and the motion passed unanimously.

Mayor Borne asked for citizen comments and there were none.

Mayor Borne recognized Fire Chief Lance Billeaud. Chief Billeaud distributed copies of the Fire Department's monthly activity report for November 2020 and stated that call volume had dropped slightly since October. The City currently has 89 active COVID-19 cases and 523 cases overall. Mayor Borne thanked Chief Billeaud for the report.

**REPORT IN REGARDS TO THE AUCTION OF THE REMAINING PORTION OF LINDENMAYER PARK PROPERTY:** City Manager D.E. Sosa explained that after Hurricane Rita in 2005 a business adjacent to the park had used some of the park property for parking and inquired about buying it. The City put the idea of selling the Lyndenmayer Park property on the ballot for the voters to approve selling all or part of the property. At that time the voters authorized the City to sell the property with the provision that all proceeds go back into the City parks system. There is now one more portion of the property left for sale, which is basically the two softball fields. The City plans to retain the street and right of way for drainage and maintenance. The City will also keep and honor a 100 foot buffer zone between the residents that back up to the park property. The most recent appraisal of May 2020 places the value of the property at \$116,000. Currently the proceeds from the sale of park property is at \$175,000, less the amount of \$40,000 that has been earmarked used for the City's portion of the partnership to place football fields and softball fields on the Indorama property off of Hogaboom. There is also a map that shows the location, date and amount received for the sale of the property over the last 20 years. Adjacent property owners have taken advantage of the sale and expanded their own business properties by purchasing park property to enhance and make their property more

functional. Groves Auto Body, SEI the Scott Family, and A.J. Engine Service have all purchased park property.

Councilmember Oliver asked what the property will be used for if it is sold to the interested party and Mr. Sosa stated that SEI the Scott Family planned to use it for overflow parking. SEI the Scott Family purchased the Pony Colt fields in 2015. Mr. Sosa also explained that the City would maintain the 100 foot wide buffer zone between the property and Charles Ave. and the City will also keep the road along with a 50 foot right of way on each side. Mr. Sosa reiterated that the property remaining for sale is the two (2) softball fields only. Councilmember Dugas asked if the funds from the sale can be spent by the Parks Committee and Mr. Sosa stated that the funds can be used for the entire parks system. Mayor Pro Tem Badon asked what was spent on the park on Taft and Mr. Sosa stated \$40,000 to \$50,000, but that those funds were budgeted funds and not from the parks fund. Mayor Borne asked Mr. Sosa if, to his knowledge, was anybody using the fields. Mr. Sosa stated that the Mid County Mojos have been using the fields and have kept them mowed. They will be able to use the practice fields at the new facility behind Indorama. Mr. Sosa announced that if there is no objection this item will be on a future agenda.

CONSIDER APPROVAL OF A REPLAT OF TRACTS 6-A AND 6-B 0.3213 ACRE OF LAND (PART OF LOT 6, BLOCK 32 OF THE GROVES ADDITION): Mr. Sosa reported that Building Official Don Pedraza was not present due to health issues. He also reported that there was no opposition to the replat from the Planning and Zoning Commission. Mayor Borne stated that a motion and second were needed in order to discuss this item. Mayor Pro Tem Badon moved to approve the replat of Tracts 6-A and 6-B 0.3213 acre of land, part of Lot 6, Block 32 of the Groves Addition and Councilmember Dugas seconded.

Mayor Borne asked for discussion and recognized Mr. Frakes, the requestor. Mr. Frakes stated that his intent is to expand a house that he has purchased. There was no further discussion and the motion passed unanimously.

CONSIDER APPROVAL OF A REPLAT OF TRACT 51-A, PART OF LOTS 49 AND 51 OF PEARL GARDENS ADDITION, INTO LOTS 51-A-1, 51-A-2, 51-A-3, AND 51-A-4 OF TRACT 51-A PEARL GARDENS ADDITION: Mr. Sosa explained that this replat is taking a long piece of property and separating it into four lots, with the intention of building four homes. The Planning and Zoning Commission had no objections to the request. Councilmember Dugas made a motion to approve a replat of Tract 51-A, part of lots 49 and 51 of Pearl Gardens Addition, into lots 51-A-1, 51-A-

2, 51-A-3, and 51-A-4 of tract 51-A Pearl Gardens Addition. Mayor Pro Tem Badon seconded the motion. Mayor Borne asked for questions or discussion. Councilmember Oliver asked if four individual homes would be built, when everything around it is zoned commercial? Mr. Sosa stated that the property requesting the replat is zoned commercial as well. Mr. Oliver voiced concerns of building residential homes in a commercial zone. Mr. Sosa stated that the building of the homes would be permissible without the replat, as it will not be in violation of the zoning. He explained that this is the way the zoning is in Groves. He asked if a representative from the requestor, Amberlynn Homes, was present and they were not. Councilmember Dugas stated that the area across the street from the property is residential. Councilmember Oliver stated that he is concerned about putting homes in commercial and Mr. Sosa stated as it stands he can build a home there right now and the only reason they are requesting the replat is so that they can build more homes. Denying the replat will not prevent them from building. Councilmember Oliver asked if the house planned for the corner of Main Ave. and 25<sup>th</sup> St. could be left out to allow for three homes instead of four. Mayor Borne stated that a replat would still be needed and that it will be up to the homebuilder whether he builds three or four homes, and that it would be difficult to ask someone to do something different on land that they own. Mayor Pro Tem Badon stated that he felt that as a City, the City cannot ask the builder to just build three homes. Councilmember Dugas stated that the fourth parcel did not look large enough for a home and Mayor Pro Tem Badon explained that the replat will make the four lots equal in size. Councilmember Dugas requested that the C-2 ordinance be emailed to her and Mr. Sosa stated that he would do so. There was no further discussion and the motion passed unanimously.

**CONSIDER AWARDING THE BID FOR THE BAY STREET AND WOODLAWN DRIVE CONCRETE RIBBON REPLACEMENT:** Jeremy Mitchell of Soutex Surveyors addressed the Council. He reported that they received a good response to the solicitation for bids. The Bid Tabulation sheets for the Bay St. Curb and Gutter Project and the Woodlawn Dr. Concrete Curb Ribbon Replacement listed bids received from Hollier Concrete, Brystar, and Greenscapes Six, LLC. Soutex Surveyors recommended that the bids be awarded to the low bidder on both projects, Greenscapes Six, LLC. Mr. Mitchell gave a brief description of alternate methods which could be used on the projects.

Mayor Pro Tem Badon made a motion to award the Bay St. Curb and Gutter Project and the Woodlawn Dr. Concrete Curb Ribbon Replacement Project to Greenscapes

Six, LLC. in the amount of \$120,626 as the base bid for Bay St. and \$144,598 for Woodlawn Dr. as the base bid.

Mayor Borne asked for questions. Mayor Pro Tem Badon asked for the timeframe and Mr. Mitchell responded 30 days for each project. Mayor Borne asked if the projects fall within the budget and Mr. Sosa stated that the City has \$800,000 budgeted for streets. Mayor Borne noted that the "Alternate 1 Bid for Root Barrier" on each project was not included in the motion. Mr. Sosa explained that it would be done with a change order. Mayor Borne asked if the change order would go before Council and Mr. Sosa stated that it would. Councilmember Dugas asked Mr. Mitchell if he knew anything about Greenscapes Six and he responded that Soutex does work with the City of Port Arthur and that Port Arthur has done work with Greenscapes Six. Mr. Mitchell reported that he worked with Greenscapes Six on a Gulfway Dr. project and that they finished ahead of schedule. There was no further discussion and the motion passed unanimously.

**CONSIDER APPOINTMENT TO FILL THE VACANCY IN THE WARD NO. 1 COUNCILMEMBER POSITION:** Mayor Borne explained that at the last Council meeting two candidates (Mark McAdams and Suzanne Williamson) had been interviewed for the Ward No. 1 position. Mayor Pro Tem Badon moved to appoint Mark McAdams as Councilmember for Ward No. 1 and Councilmember Dugas seconded. Mayor Borne asked for questions and Councilmember Dugas asked when the appointment would take effect. Mayor Borne stated at the next meeting. There was no further discussion and the motion passed unanimously.

**INVOICES:** City Manager D.E. Sosa presented invoices for payment totaling \$91,638.10 as follows:

Brenntag	Polymer for water treatment.	26,400.00
Frakes Construction	Painting of Water Plant (TPC repairs)	9,560.00
HACH	Replacement of parts for the chlorine system at the Water Plant (required by TCEQ).	9,122.40
Republic Services	Commercial collections (4,825.80;5,013.80)	9,839.60
Soutex Surveyors	Engineering specs for Bay (10,489) and Woodlawn (8,200)	18,689.00
Texas Commission on Environmental Quality	Water system fee	18,027.10

Mayor Pro Tem Badon moved to approve payment of the invoices totaling \$91,638.10 and Councilmember Oliver seconded. Mayor Borne asked for discussion. Mayor Pro Tem Badon asked if the City had gotten money from TPC to pay for the painting and Mr. Sosa stated that the City's insurance was covering it and they would subrogate with TPC. The motion passed unanimously.

Mayor Borne thanked both of the Ward No. 1 applicants for their interest and welcomed Mr. McAdams to the Council. There was no further discussion and the meeting was adjourned at 5:44 p.m.

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Mayor

ATTEST:

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City Clerk