

A regular meeting of the Groves City Council was held March 15, 2021 in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Sidney Badon, Councilmember Rhonda Dugas, Councilmember Mark McAdams and Councilmember Paul Oliver in attendance. Mayor Borne called the meeting to order and led the opening prayer and pledge of allegiance.

APPROVE THE MINUTES OF THE MARCH 1, 2021 CITY COUNCIL MEETING: Councilmember Dugas moved to approve the minutes of the March 1, 2021 City Council meeting as written and Mayor Pro Tem Badon seconded. Mayor Borne asked for questions and there were none. Motion passed unanimously.

Mayor Borne asked for reports.

REPORT – 2021 CITY STREET PROGRAM: Public Works Director Troy Foxworth made a presentation on the 2021 Street Program. Streets to be totally reconstructed are as follows: High Ave. (1319' x 20' @ \$26,460); Clinton Ave. (580' x 20' @ \$11,635); Bay St. (712' x 25' @ \$17,853); Woodlawn Dr. (707' x 25' @ \$17,728); North St. (820' x 20' @ \$16,450); Willow St. (1330' x 20' @ \$26,680); 25th St. (2840' x 25' @ \$70,962); Total: \$187,768. Streets to be leveled up and seal coated are as follows: Cleveland Ave. (5290' x 20' @ \$45,500); Hogaboom Rd. (7950' x 20' @ \$63,600); McKinley Ave. (2046 x 20' @ \$17,596); Henry-Milo-Leonard St. (1485' x 20' @ \$12,771); Lincoln Ave. (1000' x 20' @ \$8,600); Oak Ave. (1288' x 20' @ \$23,977); Total: \$172,044. Hot Mix Asphalt: Monroe Blvd. (5300' x 40' @ \$300,000). The estimated cost total for the 2021 City Street Program is \$659,812.

Mr. Foxworth gave a slide presentation showing the needed repairs. Discussion was held regarding recent curb work and other street repairs. Mayor Borne thanked Mr. Foxworth for the report.

RECEIVE MINUTES OF THE MARCH 8, 2021 PLANNING AND ZONING COMMISSION MEETING: Mayor Borne stated the minutes would be received into the record (copy attached).

Mr. Sosa stated that Fire Chief Lance Billeaud would be reporting on Emergency Management, Fire, and Animal Control. Chief Billeaud addressed the Council and explained that under Emergency Management he consults with the Mayor, who orders evacuations and declarations of disaster or emergency. For example, he was in constant contact with Mayor Borne and City Manager D.E. Sosa during the recent ice storm. Chief Billeaud thanked all of the department heads, as they have been instrumental in helping him during his first year as fire chief. Chief Billeaud reported.

that progress is being made on the new fire station. He also listed the department's vehicles and their uses. Animal Control has two employees—one to handle phone calls and one Animal Control Officer. Chief Billeaud stressed that Animal Control cannot respond to requests/calls on facebook. He recognized volunteers from Mid County Paws of Hope and explained that this nonprofit group assists when the City is unable to return a dog back to its owner. The City partners with this group in an effort to get the dogs adopted out. Debbie Jones and Cheryl Richie of Mid County Paws of Hope addressed the Council and reported that the group was formed in 2012. Last year out of 80 dogs, their group adopted out 78, with two being put down—one because of cancer, and the other because it was dangerous. They also saved 18 cats in one instance. Since January of this year 25 dogs have been placed before they got to the shelter. People donate food or money to their group and they also have garage sales, t-shirt sales, and link sales. There is \$5,000 in the City's budget for a spay/neuter program, which was started by Dale Jackson, the previous fire chief. Mayor Borne thanked Chief Billeaud for his report.

Mayor Borne asked for citizen comments and there were none.

CONSIDER APPROVAL OF AN ADVERTISING CAMPAIGN WITH THE BEAUMONT ENTERPRISE PERTAINING TO ALL BUSINESSES IN THE CITY OF GROVES: Edna McZeal of the Beaumont Enterprise addressed the Council and proposed a digital and Facebook campaign to promote Groves businesses. She stated that the Beaumont Enterprise owns SoutheastTexas.com, which has 35,000 Facebook followers. She suggested that the digital ads run through the remainder of March and the month of April, with a starting date of Sunday, March 21, 2021. Councilmember Dugas asked where the digital ads would run and Ms. McZeal stated that they would be on BeaumontEnterprise.com, Facebook, SoutheastTexas.com, and the Beaumont Enterprise newsletter. The campaign cost is \$3,000 and includes four (4) ½ page color ads (2 in March and 2 in April). Mr. Sosa stated that the City ran a similar ad campaign last year. Mayor Borne asked what the cost was and Mr. Sosa stated it was about the same. Councilmember Dugas suggested billboard advertisement and Mr. Sosa reported that the City had used billboards four or five years ago on State Highway 73 at a cost of \$1,800 per month.

Mayor Pro Tem Badon moved to approve the advertising campaign with the Beaumont Enterprise as outlined above at a cost of \$3,000 and Councilmember Dugas seconded. Mayor Borne asked for questions and asked Mr. Sosa if funds had been budgeted to cover the \$3,000 cost. Mr. Sosa stated that the \$3,000 would qualify to be paid from the hotel/motel tax fund, as the campaign would encourage

tourism. Councilmember McAdams asked if the City had benefitted from last year's campaign and Mr. Sosa reported that sales tax revenues are up, and that it may have helped. The City's sales taxes were stronger last year than the year before. Ms. McZeal stated that the previous campaign was in 2019. Councilmember Oliver asked if specific businesses were targeted and Ms. McZeal stated no, the ads were generic. There was no further discussion and the motion passed unanimously.

CONSIDER APPROVAL OF A LETTER OF AGREEMENT BETWEEN THE CITY OF GROVES AND THE GROVES CHAMBER OF COMMERCE & TOURIST CENTER: Mr. Sosa stated that he had failed to send the letter to the Chamber in advance and that the Chamber had not had time to review it. He requested that this item be tabled until the next meeting. Councilmember McAdams made a motion to table this item and Councilmember Dugas seconded. Motion passed unanimously.

CONSIDER APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF GROVES AND JEFFERSON COUNTY PRECINCT 2 FOR ASSISTANCE WITH THE REPAIR OF ROADWAYS IN THE CITY OF GROVES: Mr. Sosa explained that in order to receive assistance from Precinct 2, each year the City enters into an interlocal agreement with the County. Mayor Pro Tem Badon made a motion to approve the interlocal agreement between the City of Groves and Jefferson County Precinct 2 for assistance with road repairs and Councilmember McAdams seconded. Motion passed unanimously.

CONSIDER APPROVAL OF A REPLAT FOR FG GROVES ADDITION, DIVIDING THE FORMER FIRST BANK AND TRUST PROPERTY INTO FOUR SEPARATE PARCELS: Mr. Sosa introduced James Mitchell of Soutex Surveyors and stated that Mr. Mitchell was present to answer any questions the Council may have. Mayor Pro Tem Badon moved to approve the replat for FG Groves Addition, dividing the former First Bank and Trust property into four separate parcels and Councilmember McAdams seconded. Mayor Borne asked for discussion or questions. Councilmember Oliver asked if the street on the replat would be removed. Mr. Sosa stated with the replat it will be broken out and given back to the City. Councilmember Oliver stated that it looks like there are drainage problems and asked if the City takes the street back and it gets damaged during construction of the new businesses, then does the City inherit that problem? Mr. Mitchell responded that Soutex is working with the developer and looking at the drainage and that they have some plans for water collection. Mr. Sosa stated that the bank wanted the street and the City abandoned it to the bank in the 1970s. Now the developer has said that he will be

able to sell the property easier with the street being public. Mr. Sosa also said that the drainage problems have always been there and that they are looking at separate drainage for each site. Councilmember Oliver commented that he was concerned about the City inheriting a drainage problem. Mr. Sosa requested that Mr. Mitchell assess the road and report back to the City. Mayor Borne asked if all of the parcels meet commercial requirements and Building Official Don Pedraza stated that was correct. Mr. Sosa stated that Council could authorize the replat but not accept the street at this time. Mayor Borne pointed out that the item was worded "approval of a replat". City Attorney James Black stated that a City usually accepts a street from a subdivision and that he felt that an ordinance would be needed for the City to accept the street. Mayor Borne asked if the replat could be approved at this time without accepting the street. Mayor Pro Tem Badon amended his motion to approve the replat without the City accepting the street at this time. Councilmember Dugas seconded the motion. Motion passed unanimously.

CONSIDER SETTING A JOINT PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION REGARDING REZONING OF 2100 MAIN AVENUE: Mayor Pro Tem Badon made a motion to schedule a joint public hearing immediately following the regularly scheduled 5:00 p.m. City Council meeting of April 12, 2021 and Councilmember McAdams seconded. Motion passed unanimously.

CONSIDER APPOINTMENT OF MICHAEL CAMPISE OF 6575 VERDE AS AN ALTERNATE ON THE PLANNING AND ZONING COMMISSION: Mayor Pro Tem Badon moved to appoint Michael Campise as an Alternate on the Planning and Zoning Commission and Councilmember McAdams seconded. Mayor Borne asked Mr. Campise if he would accept the appointment and Mr. Campise stated that he would. Motion passed unanimously.

INVOICES: City Manager D.E. Sosa presented invoices for payment totaling \$507,524.36 as follows:

City of Beaumont	February 2021 landfill fees.	13,620.10
City of Port Neches	800 MHZ Radio System annual cost	19,271.77
Core & Main	3' Fire Hydrants (4 @ 2,160.00)	8,640.00
Durotech, Inc.	New Fire Station construction – February payment.	304,223.28
Epic Engineering	Repairs to Wastewater Treatment Plant controller.	6,065.00
Fuelman	Gas and diesel fuel – February 2021.	15,632.71

Greenscapes Six, LLC	Bay St. curb ribbon replacement project.	93,901.50
JDC Fluid Equipment	30 hp submersible pump for Taft lift station.	36,175.00
South Western Environmental Plant. Equipment Technicians	Double disc centrifuge feed pump for Waste Water	9,995.00

Councilmember McAdams made a motion to approve payment of the invoices totaling \$507,524.36 and Councilmember Oliver seconded. Mayor Borne asked for questions. Mayor Pro Tem Badon asked if the 30 hp submersible pump was an emergency item or a budgeted item. Public Works Director Troy Foxworth stated that it was an emergency item. Mayor Pro Tem Badon asked if the City is still using the Port Arthur landfill and Mr. Foxworth reported that the City had moved to the Beaumont landfill but was moving back to Port Arthur. Mayor Borne asked if the fire hydrants were an expected expense and Mr. Foxworth explained that they were replacing some of the old hydrants, as it costs more to repair them than to replace them. Motion passed unanimously.

Mayor Borne asked for Councilmember comments. Mr. Sosa reported that during the ice storm Port Arthur had closed their landfill. When they reopened it was taking longer and their roads were in need of repair. Groves began using the Beaumont landfill and Port Arthur offered a reduced rate, so we are now going back to Port Arthur. Councilmember Dugas announced that the City is getting things formalized to post Council meetings on the City's website. Fire Chief Billeaud responded that the IT Director will be making a recommendation regarding posting of the videos of the meetings.

There was no further business and Mayor Borne adjourned the meeting at 6:31 p.m.



Mayor Borne

ATTEST:



City Clerk

MINUTES-PLANNING AND ZONING COMMISSION

MARCH 08, 2021

THE CITY OF GROVES PLANNING AND ZONING COMMISSION MET IN THE PUBLIC WORKS BUILDING, 4925 MCKINLEY, ON MONDAY MARCH 8, 2021 AT 6:00 PM TO CONSIDER THE REQUEST FOR THE PROPERTY LISTED HEREIN.

1. To consider the request from FG GROVES: To subdivide property into four separate parcels described as REPLAT OF TRACT 48 OUT OF A REPLAT OF TRACT 4A & 4B ,7.0557 ACRES OUT OF LOT 4, BLOCK 7, RANGE "F" PORT ARTHUR LAND COMPANY SUBDIVISION CITY OF GROVES.
2. To consider the request from Mr. Antonio Lewis, to rezone property described as 2100 Main Ave., E290 OF LT1 LESS NW 100X100 & W 210 LT2 WARREN 1

Members present were Rodney Pacetti, Craig Plokhooy, Chris Crain, Rod Hatch and Secretary to the Commission, Don Pedraza.

Mr. Pacetti opened the meeting with roll call. Let the records indicate a quorum was met. Absent members: Gibert Hernandez & Michael Presley. Meeting started @ 6:02PM. Two new items for business.

Item of Business

1. The commissioners reviewed Soutex Surveyors site plan and asked Jeremy Mitchell representative, what are the future plans for the Lots. He answered, that the proposed four Lots will be commercial properties and the street named Hitt would be dedicated back to the City of Groves. Mr. Pacetti asked Mr. Pedraza if the proposed Lots meet the requirements in the ordinance. He replied, Yes.

Mr. Pacetti asked for a motion: Mr. Crain motioned to approve replat as submitted. Mr. Hatch second. All approved, motion carried.

2. The Commissioners held a work session with Mr. Lewis for his request to rezone the back portion of his property @ 2100 Main Ave.. The portion for consideration is zoned R-2, he wants to rezone to a C-2. This request will zone his entire property as C-2.

Mr. Sosa gave a short history on how Mr. Lewis picked Groves for his business.

- 1) Mr. Crain asked what the usage will be? Mr. Lewis said the same as the front portion, for parking his trucks and heavy equipment.
- 2) Mr. Pacetti asked about complaints from near by residence? Mr. Pedraza said yes, Dust on cars and property kept unsightly.
- 3) Mr. Crain asked how the property was purchased? Mr. Lewis said that property was sold in one Lot.
- 4) Mr. Crain asked about broken down trucks on site? Mr. Lewis answered, that the trucks are used for spare parts.

With no further questions, the commissioners voted to request City Council to schedule a Joint Public meeting.

With no further business, the meeting was adjourned @ 6:30PM.