

# Notice of Regular Meeting

## October 7, 2024, 5:00 p.m.

City Council Chamber, 3947 Lincoln Ave., Groves, TX



# City Council

Notice is given that the Groves City Council will hold a regular meeting in person on the date, time, and location listed above. Live streaming of the meeting is available for viewing at <https://us02web.zoom.us/j/88208349448> or by scanning the QR code to the right. The City Council welcomes citizen participation at all City Council meetings on any agenda items within the limitations of law and decorum. City Council may adjourn into Executive Session to deliberate any agenda item listed if the matter for discussion meets an exception for Executive Session under Texas Government Code Chapter 551. The City Council may also deliberate in public on any item that is listed on the agenda for Executive Session.



### Opening Agenda

1. Call meeting to order.
2. Prayer.
3. Pledge of Allegiance.
4. Roll Call.
5. Welcome and recognition of guests and news media.
6. Reports from Mayor, Council Members, or city staff.
7. Citizen comments.

### Regular Agenda

8. Receive the minutes of the September 23, 2024, Planning and Zoning Meeting.
9. Deliberate and act to approve the minutes of the September 23, 2024, Joint Public Hearing.
10. Deliberate and act to approve the minutes of the September 23, 2024, City Council Meeting.
11. Deliberate and act on Ordinance 2024-16, authorizing a specific use permit for Gaming Machines & Game Rooms at 6900 32<sup>nd</sup> St.
12. Deliberate and act on Ordinance 2024-22, authorizing a specific use permit for Gaming Machines & Game Rooms at 2600 Main Ave.
13. Deliberate and act on Ordinance 2024-23, authorizing a specific use permit for Gaming Machines & Game Rooms at 2610 Main Ave.
14. Deliberate and act on a resolution approving the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund and authorizing the Mayor and City Manager to negotiate and execute all necessary documents.
15. Deliberate and act on Ordinance 2024-24 authorizing the settlement of Texas Gas Service Company's statement of intent to increase rates within the Central-Gulf service area.
16. Deliberate and act on a resolution immediately removing Council Member Rhonda Dugas from the Groves Economic Development Corporation Board of Directors.
17. Deliberate and act on the October 7, 2024, Invoice List.

### Closing Agenda

18. Hear and deliberate on Council Member comments.
19. Adjourn.

### Special Accommodations

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact City Clerk Clarissa Thibodeaux at (409) 960-5773 or [cthibodeaux@cigrovestx.com](mailto:cthibodeaux@cigrovestx.com) at least three days before the meeting.

**Certification**

I certify that the above notice of meeting was posted on the bulletin board and front door of City Hall, 3947 Lincoln Avenue, on October 3, 2024, at \_\_\_\_\_AM/PM.

\_\_\_\_\_  
City of Groves

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Manager Agenda Item No. 8

Title for Item (same as to be placed on Agenda): Receive the minutes of the September 23, 2024, Planning and Zoning Meeting.

Party(ies) requesting placement of this item on the agenda: Chief Building Official Don Pedraza

Submitted to City Manager's Office on: Date: 9/24/24 Time: 8:45 a.m. By: C. THIBODEAUX

Explanation of Item: \_\_\_\_\_

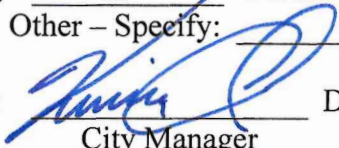
Deadline for Approval: Not an action item.

Staff Recommendation: Not an action item.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: Copy of the September 23, 2024, Planning and Zoning Meeting.

Specific Council Action Requested: None (Information item only)  Motion \_\_\_\_\_  
Ordinance – Number \_\_\_\_\_ Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/6/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item  
(if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_



**CITY OF GROVES  
PLANNING AND ZONING COMMISSIONERS MEETING  
MONDAY, SEPTEMBER 23, 2024  
MINUTES**

**The City of Groves Planning and Zoning Commissioners Met in The Public Works Building, 4925 Mckinley, Monday, September 23, 2024, 6:30 PM To Consider the Request for the Property Listed Herein.**

- 1. Act To Approve the Planning and Zoning Commissioners' Minutes of August 19, 2024 as written.**
- 2. To consider the request from Khamij Patel to renew a Specific Use Permit for Game Room & Gaming Machines @ 6900 32<sup>nd</sup> St., FUEL PLUS 3, N 105' OF LTS 5 & 6, BLOCK 4, MELROSE.**
- 3. To consider the request from Maknojia Amirau'k to renew a Specific Use Permit for Game Room & Gaming Machines @ 2600 MAIN AVE, K-A-G JUBILEE SUPER STOP #3 LTS 14 & 15 TR 2 GARDEN FARMS.**
- 4. To consider the request from Maknojia Amirau'k to renew a Specific Use Permit for Game Room & Gaming Machines @ 2610 MAIN AVE., EPUFF & SMOKE VAPE, LTS 14 & 15 TR 2 GARDEN FARMS.**
- 5. To Consider granting a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort @ LT 4 TRS B BLK 4 TRACK B BLOCK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST).**

**Chairman Pacetti called the meeting to order at 6:30pm and called for a roll call. Let the records indicate a quorum was met.**

**Members Present: Rodney Pacetti, Chris Crain, Lynnette Baaheth, (Secretary) Michael Campise (Alt), (Building Official) Don Pedraza, Craig Plokhooy, (Ex Officio) Pete Konidis  
Guest Present: Jenish Hjrpara (Owner: 6900 32<sup>nd</sup> St), Maknojia Amirau'k (Owner: 2600 & 2610 Main Ave).**

**ITEMS OF NEW BUSINESS**

**Chairman Pacetti called for a motion to approve the Planning and Zoning Commissioners' Minutes of August 19, 2024: Chairman Pacetti made the motion to approve the August 19, 2024 Planning & Zoning Commissioners' Meeting Minutes as written. Commissioner Plokhooy Seconded. Chairman Pacetti asked for discussion and there were none. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**TO CONSIDER THE REQUEST FROM KHAMIJ PATEL TO RENEW THE SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES @ 6900 32<sup>ND</sup> ST., FUEL PLUS 3, N 105' OF LTS 5 & 6, BLOCK 4, MELROSE.**

**Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines and send it to City Council with the P & Z Commissioners' approval. Commissioner Crain made the motion to accept the request**



**to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council with the P & Z Commissioners' approval. Commissioner Plokhooy second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**TO CONSIDER THE REQUEST FROM MAKNOJIA AMIRAU'K TO RENEW THE SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES @ 2600 MAIN AVE, K-A-G JUBILEE SUPER STOP #3 LTS 14 & 15 TR 2 GARDEN FARMS.**

**Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council with the P & Z Commissioners' approval. Commissioner Crain made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machine and send it to City Council with the P & Z Commissioners' approval. Commissioner Plokhooy second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**TO CONSIDER THE REQUEST FROM MAKNOJIA AMIRAU'K TO RENEW THE SPECIFIC USE PERMIT FOR GAME ROOM & GAMING MACHINES @ 2610 MAIN AVE., EPUFF & SMOKE VAPE, LTS 14 & 15 TR 2 GARDEN FARMS.**

**Chairman Pacetti called for a motion to accept the request to renew the Specific Use Permit and send it to City Council with the P & Z Commissioners approval. Commissioner Crain made the motion to accept the request to renew the Specific Use Permit for Game Room & Gaming Machines and send it to City Council with the P & Z Commissioners' approval. Commissioner Plokhooy second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**TO CONSIDER GRANTING A SPECIFIC USE PERMIT (SUP) FOR PHASE II OF LADY LUCK RV RESORT @ LT 4 TRS B BLK 4 TRACK B BLOCK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST).**

**Chairman Pacetti called for a motion to Table the request to grant a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort. Chairman Placetti made the motion to Table the request to grant a Specific Use Permit (SUP) for Phase II of Lady Luck RV Resort. Commissioner Plokhooy second. Chairman Pacetti called for a vote, Vote was unanimous, motion carried.**

**Chairman Pacetti asked if there was any new business or old business. None was given.**

**With no further business, adjourn at 7:15pm.**

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Manager Agenda Item No. 9

Title for Item (same as to be placed on Agenda): Deliberate and act to approve the minutes of the September 23, 2024, Joint Public Hearing.

Party(ies) requesting placement of this item on the agenda: Kevin Carruth, City Manager

Submitted to City Manager's Office on: Date: 10/1/24 Time: 2:00 p.m. By: C. THIBODEAUX

Explanation of Item: \_\_\_\_\_

Deadline for Approval: Immediately.

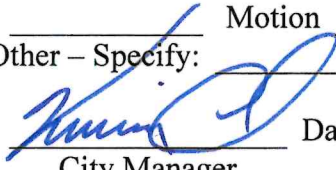
Staff Recommendation: Approval of minutes, as presented.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: September 23, 2024, Joint Public Hearing Minutes.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X

Ordinance – Number \_\_\_\_\_ Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item  
(if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_



A Public Hearing was held September 23, 2024 in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Pete Konidis, Councilmember Paul Oliver, and Councilmember Rhonda Dugas in attendance.

Mayor Borne called the meeting to order at 5:00 p.m. and read the notice of meeting as follows: "Notice is hereby given that a Joint Public Hearing between City Council Members and the Planning and Zoning Commissioners will be held on Monday, September 23, 2024 at 5:00 p.m. at 3947 Lincoln Avenue, Groves, Texas request by business owners for listed herein:

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Khamij Patel @ 6900 32 St., Fuel Plus 3, N 105' OF LT 5&6, BLK 4, MELROSE.

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Maknojia Amirau'k @ 2600 Main Ave., K-A-G JUBILEE SUPER STOP #3, LTS 14&15 TR 2 GARDEN FARMS.

To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Maknojia Amirau'k @ 2610 Main Ave., EPUFF & SMOKE VAPE, LTS 14 &15 TR 2 GARDEN FARMS.

To consider granting a Specific Use Permit for Phase II of Lady Luck RV Resort @ LT 4 TRS 5&6 LT 4 TR B BLK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST)."

Mayor Borne stated that we will take these locations one at a time.

First location was 6900 32<sup>nd</sup> St. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Patel was present and he wasn't but Mr. Hirbar was present to represent Mr. Patel.

Mayor Borne asked Council if they had any questions. Councilmember Dugas asked the Planning and Zoning Commissioners if all of the codes have been complied with and Building Official Don Pedraza stated they have. There were no further questions from Council.

Mayor Borne then asked for questions from the Planning and Zoning Commissioners and Mr. Pacetti asked if the official site plan was turned in and Mr. Pedraza stated it was. There were no further questions from planning and zoning.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.



The next location on the agenda was for 2600 Main Ave. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Amirau'k was present and he was.

Mayor Borne asked for questions from Council and Councilmember Dugas stated that Mr. Amirau'k always complies with whatever is requested of him.

Mayor Borne asked for questions from Planning and Zoning Commissioners and Mr. Pacetti stated that he agrees with Mr. Amirau'k always complying with whatever is asked of him.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.

The next location on the agenda was for 2610 Main Ave. for a Specific Use Permit for Game Room & Gaming Machines. Mayor Borne asked if Mr. Amirau'k was present and he was.

Mayor Borne asked for Council questions and Councilmember Dugas asked if the signing is correct and Mr. Pedraza stated it is.

Mayor Borne asked for questions from Planning and Zoning Commissioners and Mr. Pacetti stated that his comment is the same as before.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and there were none.

The last location was for a Specific Use Permit for Phase II of Lady Luck RV Resort and Mrs. Tara Oney along with Mr. Hani Tohme were there to represent Lady Luck.

Hani Tohme with Golden Triangle Consulting Engineers then presented council with packets of the possible Phase II project for Lady Luck RV Resort. Mr. Tohme then went over the amenities that this RV Park would have. Mr. Tohme then informed Council that the only challenge with this project would be the sanitary sewer capacity that the area currently has. Mr. Tohme stated that after speaking with some of the City staff that staff members do not believe that the current sanitary sewer system can actually support this project's sanitary sewer. That is why Lady Luck is proposing an On-site Sewage Facilities system until the City can handle the sanitary sewer from Lady Luck then it would be switched to the City's system. This type of system is regulated by both TCEQ and Jefferson County. Mr. Tohme also informed Council that there would be no commercial or industrial waste and that it would be purely domestic waste from the RV's.

Mr. Tohme then introduced Carl and John from Bosco Industries. Mr. Carl then explained how the aerobic wastewater system works. Councilmember Konidis asked how the sludge is disposed of and Mr. Carl explained that the sludge is vacuumed out. Councilmember Dugas asked how often will the sludge have to be vacuumed out and Mr. Carl stated that it depends on usage. City Manager Kevin Carruth asked for an example of this being done similar size or larger in an urban area and Mr. Carl stated that the RV Park across from the prison but it is a spray system and not a subsurface system. Mr. Carruth then asked for an example of one with a subsurface system and Mr. Carl stated that they do not have an RV park on a subsurface system. Mayor Borne asked about the calculation of usage and Mr. Tohme stated that the designs are based on 50 gallons per day, per spot. Mr. Tohme then stated that another 30% capacity is added to that so it will still be functional at the peak times of the day. Mayor Borne asked if all of the other specifications besides the wastewater system would be the same as Phase I and Mr. Tohme stated that was correct.

Mayor Borne asked for questions from City Council and there were none.

Mayor Borne asked for questions from the Planning and Zoning and Mr. Campese stated that this will not be an eyesore and almost everything will be below ground. Mr. Paccetti asked about the alarm and if there is anything more that could be added besides a strobe light and alarm. Mr. Tohme stated that it could be connected to a pager or phone in case someone is not on the site at the time of the alarm.

Mayor Borne then asked for property owners within 200' that wish to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200' that wish to speak against the request. There were none.

Mayor Borne then asked for any citizens of Groves that wish to speak in support of the request and there were none.

Mayor Borne then asked for any citizens of Groves that wish to speak against the request and Sidney Badon of 2310 Lackey Drive stated that when Phase I was first introduced they were told that there would be 53 units and now it will possibly be 100 units. Mr. Badon also stated he



is already having a significant amount of traffic problems and he does not think Phase II should be approved.

Building Official Don Pedraza then addressed Council stating that there is sewer hookup available for this project but the up-front cost to them to hook it up would be significant but it is available. Mr. Pedraza stated that he doesn't feel like this system should be allowed into our city because it is mostly used in rural areas. Mr. Pedraza then stated he believes they should hook up to the water/sewer system of the city. Public Works Director Troy Foxworth stated that there is a bottleneck and it will burden our system but there is the option of Lady Luck installing a lift station at their facility. Mr. Foxworth then stated that per the City Ordinance they have to plan to be able to use our system if it is available and it is available. Mr. Carruth stated that if they are within 200 ft the developer is required to the system and if the existing system can't handle the development then the burden is on the developer to improve the system to meet their needs, which is standard practice across the country. Mayor Borne asked Mr. Foxworth for a report from the City's side of it so Council can discuss this further before making any decisions. Mr. Foxworth then stated that if we allow an OSSF System for this project then that would have to allow others to do the same.

Councilmember Dugas asked if there is a danger allowing this type of system to be installed and Mr. Carruth stated as fiduciaries of the water/sewer system there is a danger in allowing this because that's how the system is expanded. Mr. Carruth also stated that the developers of the property have the duty and obligation to pay for the service to get to them if they are within 200 feet. Mayor Borne stated that there needs to be a dedicated time to really go over everything as a Council to be able to make the best decision. Mr. Tohme agrees that the ordinance needs to be looked at because it is the law of the City but he also states that Council does have the ability to modify the ordinances.

Mayor Borne then stated that no action will be taken at this meeting; the Planning and Zoning Commission will meet independently and submit a recommendation to the City Council; final determination of the request will be made at a future City Council meeting.

There were no other comments and the meeting was adjourned at 5:59 p.m.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Manager Agenda Item No. 10

Title for Item (same as to be placed on Agenda): Deliberate and act to approve the minutes of the September 23, 2024, Council Meeting.

Party(ies) requesting placement of this item on the agenda: Kevin Carruth, City Manager

Submitted to City Manager's Office on: Date: 10/1/24 Time: 2:00 p.m. By: C. THIBODEAUX

Explanation of Item: \_\_\_\_\_

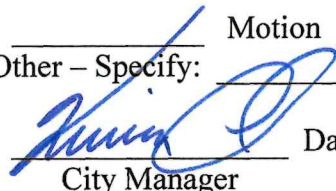
Deadline for Approval: Immediately.

Staff Recommendation: Approval of minutes, as presented.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: September 23, 2024, Council Meeting Minutes.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X  
Ordinance – Number \_\_\_\_\_ Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item  
(if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_

A regular meeting of the Groves City Council was held September 23, 2024, in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Mark McAdams, Councilmember Pete Konidis, Councilmember Rhonda Dugas, and Councilmember Paul Oliver in attendance. Mayor Borne called the meeting to order and welcomed the attendees. The prayer and pledge of allegiance was then held by the local VFW.

Mayor Borne then asked for reports and there were none. Mayor then called for citizen comments and there were none.

Mayor Borne then started the Joint Public Hearing at 5:02 p.m.

Reconvened from the Joint Public Hearing to the regularly scheduled City Council meeting at 6:00 p.m.

**APPROVE THE MINUTES OF THE AUGUST 26, 2024 AND SEPTEMBER 9, 2024 CITY COUNCIL MEETINGS:** Councilmember Konidis moved to approve the minutes of the August 26, 2024 and September 9, 2024 City Council meetings. Councilmember Oliver seconded. Mayor Borne asked for discussion and there was none. Motion passed unanimously.

**HEAR AND DELIBERATE ON A PROCLAMATION RECOGNIZING THE 2024 GROVES PECAN FESTIVAL ROYALTY:** Mayor Borne then presented the proclamations to the 2024 Groves Pecan Festival Royalty.

**PRESENTATION OF RESPONSE VIDEO AND A LIFE SAVING AWARD TO DETECTIVE STEVEN BOUDREAUX IN RECOGNITION OF HIS HEROIC ACTIONS ON AUGUST 21, 2024:** Interim City Marshal Christopher Robin then thanked everyone for being here to recognize the bravery and quick thinking of Detective Steven Boudreaux. Interim Marshal Robin then stated that in just a moment you will see a video demonstrating Detective Boudreaux's response to a critical incident. This is an important reminder of the impact our officers have in our community. Interim Marshal Robin then stated that on August 21, 2024, central dispatch reported an apartment fire at the Beverly Place Apartments and Detective Boudreaux who was working patrol heard the fire call and immediately reacted. The approximately 5 minute response video was then played for all to see. Interim Marshal Robin then stated that what was just observed is the definition of heroism. Detective Boudreaux acted swiftly, acted with courage when faced with chaos, and with risk to his own health and safety ultimately saved a life. Interim Marshal Robin then stated that it is his honor and privilege to present Detective Steven Boudreaux with a life saving award.



Fire Chief Lance Billeaud stated that Detective Boudreaux did a tremendous job and he appreciates it. Chief Billeaud then stated that they had a team effort that night because three different departments came together and worked as one. Chief Billeaud wanted to also present a certificate of merit to Haden Grove and Conner Stevens. Chief Billeaud stated that he has more for the firefighters that will be presented at their banquet.

**DELIBERATE AND ACT ON THE SELECTION OF A PROFESSIONAL COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATIVE SERVICES FIRM AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS:** Councilmember Konidis made a motion to deliberate and act on the selection of a professional Community Development Block Grant administrative services firm and authorizing the City Manager to negotiate and execute all necessary documents and Mayor Pro Tem McAdams seconded. Finance Director Lamar Ozley stated that a few months ago Council authorized a search issuing an RFP for a grant administrator related to the upcoming CDBG grant applications. Mr. Ozley then stated that the City received three different responses and one of which was ineligible because it was incomplete. Mr. Ozley then informed Council that the other two were eligible and were reviewed by a committee including himself, Public Works Director Troy Foxworth, and Mayor Chris Borne. Mr. Ozley then stated that their findings and recommendations are in the Council packets. Mayor Borne stated that in his opinion there were two distinct differences in these firms. The first being the size of the firms and the amount of manpower that could be provided and the second was the price. Mayor Borne stated that the price was significantly lower for more manpower. Councilmember Konidis amended his previous motion to add GrantWorks as the administrative service firm based on staff's recommendation and Mayor Pro Tem McAdams seconded. There were no further questions and the motion passed unanimously.

**DELIBERATE AND ACT ON AWARDED THE BID FOR THE ARPA WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT, INCLUDING THE REPLACEMENT OF THE MECHANICAL BAR SCREEN AND GRIT CLASSIFIER AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS:** Councilmember Dugas made a motion to deliberate and act on awarding the bid for the ARPA Wastewater Treatment Plant Improvements Project, including the replacement of the mechanical bar screen and grit classifier and authorizing the City Manager to negotiate and execute all necessary documents. Councilmember Oliver seconded. City Manager Kevin



Carruth then introduced Jason Martinez from GrantWorks is here to discuss the process and give an update to where he is with this process. Mr. Carruth reminded Council that a few months ago the City was moving full steam ahead with the Wastewater project and we decided to take a step back to make sure we were following all of the federal procurement guidelines. Mr. Martinez from GrantWorks then addressed Council stating that he is the ARPA Project Manager with GrantWorks. Mr. Martinez then informed Council that he has been working with the engineer for this project and did a full review of the procurement for this bid and will continue to work with Mr. Carruth and staff. Mr. Martinez then updated Council on what has already been spent from this ARPA fund and that after this project at the Wastewater Plant is awarded and executed there will be about \$109,000 remaining. Mr. Martinez then stated that the remaining funds will need to be obligated before the end of the year. Mr. Martinez informed Council that Soutex is recommending Allco, Inc. in the amount of \$947,500 and the other bid was from MK Construction in the amount of \$997,440. Mayor Borne stated that all scopes were covered by both bidders but one was just cheaper than the other one. Councilmember Dugas asked if there is any intellectual property that is going to be involved and Mr. Martinez stated that he would have to look into that. Councilmember Dugas amended her previous motion to include awarding the bid to Allco, Inc. and Councilmember Oliver seconded. Motion passed unanimously.

**DELIBERATE AND ACT ON REQUEST BY BURRITO BAR AND TORTILLA FACTORY FOR PRELIMINARY APPROVAL OF AN ALCOHOL SALES PERMIT APPLICATION:** Councilmember Konidis made a motion to deliberate and act on request by Burrito Bar and Tortilla Factory for preliminary approval of an alcohol sales permit application and Mayor Pro Tem McAdams seconded. Councilmember Konidis asked who is actually making the request and it is Mrs. Craven. City Manager Kevin Carruth stated that the applicant doesn't want to go through the expense of paying to get a metes and bounds survey without indication that Council will approve the application. Mr. Carruth then explained that is why the agenda item is termed as preliminary. Mr. Carruth also explained that metes and bounds is the surveyed boundaries of a piece of property. Mayor Borne asked City Attorney Brandon P. Monk if there is anything to his knowledge that would prevent a preliminary agreeance on this and Mr. Monk stated there is not. There were no further questions and the motion passed unanimously.

DELIBERATE AND ACT ON APPROVAL FOR THE COLLECTIVE BARGAINING AGREEMENT WITH THE GROVES PROFESSIONAL FIREFIGHTERS ASSOCIATION AND AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS: Mayor Pro Tem McAdams made a motion to deliberate and act on approval for the Collective Bargaining Agreement with the Groves Professional Firefighters Association and authorizing the Mayor and City Manager to execute all necessary documents and Councilmember Dugas seconded. Fire Chief Lance Billeaud stated that they did come up with a compromise with the Firefighters Association and it will be a 5-year contract. Chief Billeaud stated they updated the pay structure and education pay. There were no further questions and the motion passed unanimously.

INVOICES: City Manager Kevin Carruth presented invoices for payment totaling \$137,566.21 as follows:

1. B&L Cremation Systems, Inc.	Repairs to cremation unit.	\$5,767.90
2. Blue Iron Technologies	Anti-virus and backup software.	\$10,138.08
3. City of Port Arthur	Landfill sludge & disposal August 2024.	\$5,200.00
4. Fuelman	Gas and diesel for August 2024.	\$20,785.01
5. Heil of Texas	Rotator motor rebuild.	\$5,850.00
6. Lower Neches Valley Authority	Raw water purchased.	\$24,750.00
7. PVS DX, INC	Chlorine for water plant.	\$6,861.60
8. PVS DX, INC	CL2 and SO2 for wastewater plant.	\$11,577.00
9. Republic Services	Collection of commercial dumpsters August 2024.	\$10,109.37
10. Republic Services	Sludge disposal August 2024.	\$12,527.25



11. Revize LLC	Website design.	\$5,850.00
12. U.S. Underwater CONSOR Engineers, LLC	Sonnier Lane water tower, new vent fabricated and installed.	\$18,150.00

Mayor Pro Tem McAdams moved to approve payment of the invoices totaling \$137,566.21 and Councilmember Konidis seconded. Mayor Borne asked if the cost of the repair for the cremation system is split three ways and Chief Billeaud stated it is. Chief Billeaud stated that the emergency repair took 3 weeks and non-emergency would have taken at least 3 months. Councilmember Dugas asked about the anti-virus software and it is an update to existing software. There was no further discussion and the motion passed unanimously.

**DELIBERATE AND ACT ON AN ORDINANCE DENYING THE STATEMENT OF INTENT OF TEXAS GAS SERVICE COMPANY TO INCREASE RATES IN THE INCORPORATED AREAS OF THE CENTRAL-GULF SERVICE AREA REQUIRING REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES:** Councilmember Konidis made a motion to deliberate and act on an ordinance denying the statement of intent of Texas Gas Service Company to increase rates in the incorporated areas of the Central-Gulf service area requiring reimbursement of municipal rate case expenses and Councilmember Oliver seconded. Motion passed unanimously.

Mayor Borne asked for Councilmember comments and Councilmember Dugas stated that she had a great time at the parade and thanked Mr. Oliver for making the EDC sign. Mayor Borne congratulated all of the pageant winners and also congratulated Mrs. Olivia for being the Parade Ambassador. Mayor Borne also congratulated Officer Boudreaux and the firefighters for the rescue. There were no further Councilmember comments.

There was no further business and Mayor Borne adjourned the meeting at 6:48 p.m.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_



City Clerk

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10-7-2024 Department: Building Official Agenda Item No. 11

Title for Item (same as to be placed on Agenda): Deliberate and act on Ordinance 2024-16, authorizing a specific use permit for Gaming Machines & Game Rooms at 6900 32nd St.

Party(ies) requesting placement of this item on the agenda: Building Official, Don Pedraza

Submitted to City Manager's Office on: Date: 9-30-2024 Time: 11:00 a.m. By: \_\_\_\_\_

Explanation of Item: The Planning and Zoning Commission met on September 23, 2024, and recommends approval of the request for a specific use permit for 6900 32nd St. Property owners within 200 feet were notified of their opportunities to comment. No one other than the property owner commented at the public Hearing and no correspondence has been received either for or against the SUP. Staff concurs with P&Z's recommendation.

Deadline for Approval: Immediately

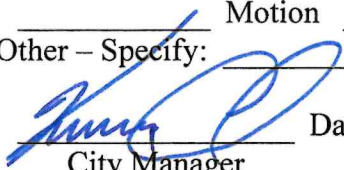
Staff Recommendation: Staff recommends Council approve Ordinance 2024-16 authorizing a specific use permit for Gaming Machines and Game Rooms at 6900 32nd Street, as presented.

Alternative (if any) for consideration: None

Identify any attachments to this document: Ordinance No. 2024-16; Application; Notice of Public Hearing; Property Owners within notification zone; location aerial; site plan; floor plans.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X

Ordinance – Number 2024-16 Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ N/A Cumulative total of payments to date for this project/item (if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_





**SECTION 1:** - That the specific use requested by FUEL PLUS 3, LLC granting it a Specific Use Permit for Game Room & Gaming Machines 6900 32<sup>nd</sup> ST., FUEL PLUS 3, N 105' of LT 5&6, BLK 4, MELROSE is authorized by Council.

**SECTION 2:** - That the remaining parts or portions of The City of Groves Zoning Ordinance shall not be affected hereby.

**SECTION 3:** - The Ordinance shall be published by publishing the caption hereof within ten days after the passage hereof, in The Examiner.

**SECTION 4:** - This Ordinance shall be in effect from and after its passage and publication as required by the City Charter.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Groves held on the 7th day of October, 2024.

---

**Chris Borne, Mayor**

**ATTEST:**

---

**Clarissa Thibodeaux, City Clerk**

The foregoing ordinance, including all the provisions thereof, is hereby approved as to form and legality.

---

**Brandon P. Monk, City Attorney**



CITY OF GROVES

APPLICATION TO THE PLANNING & ZONING COMMISSION

Date: 07/29/ 20 24

Application is hereby made to the City of Groves Planning and Zoning Commission to hold a meeting for the purpose of discussing a Specific Use Permit for Fuel plus 3

to be located on Lot No. Block No. 6900

Addition Lot Size

Property Zoned C-1 Retail Business District

Property Owner KHANIJ PATEL Telephone No.

Address 6900 32nd Street, Groves, Tx 77619

This application for a Specific Use Permit shall be accompanied by proof of ownership or verification as a certified agent, a fee of \$250.00 to cover administrative and processing costs, and two (2) sets of site plans, drawings and necessary data required by the City of Groves Zoning Ordinance. The site plan shall show the planned development of the property drawn to scale, showing the location and arrangement of the buildings, (proposed and existing), the building setbacks and yards, the landscaping and/or walls and fences for screening purposes, the off-street parking and design of ingress and egress to and from the abutting street.

If the applicant withdraws his application prior to publication of public hearing by the City Council, half of the fee will be refunded.

The Planning and Zoning Commission shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings or plans that do not comply with the provisions of the City of Groves Zoning Ordinance.

CITY OF GROVES (409) 962-4471

REC#: 01548224 8/06/2024 3:04 PM
OPER: PM TERM: 013
REF#:
PAID BY:

TRAN: 201.0000 GAME ROOM S.U.P.
6900 32ND STREET
GAMEROM FEES 250.00CR

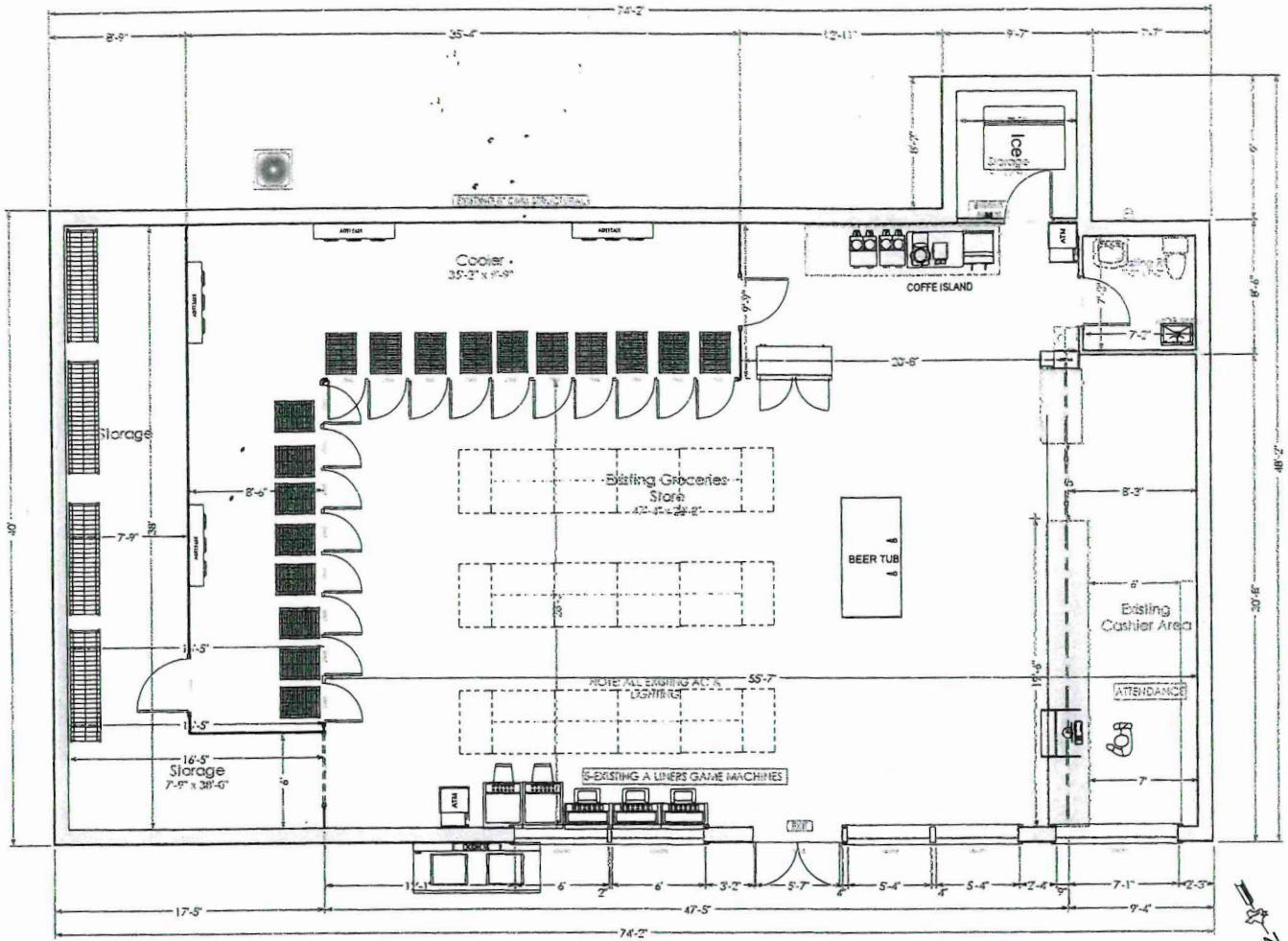
TENDERED: 250.00 CASH
APPLIED: 250.00-

City of Groves

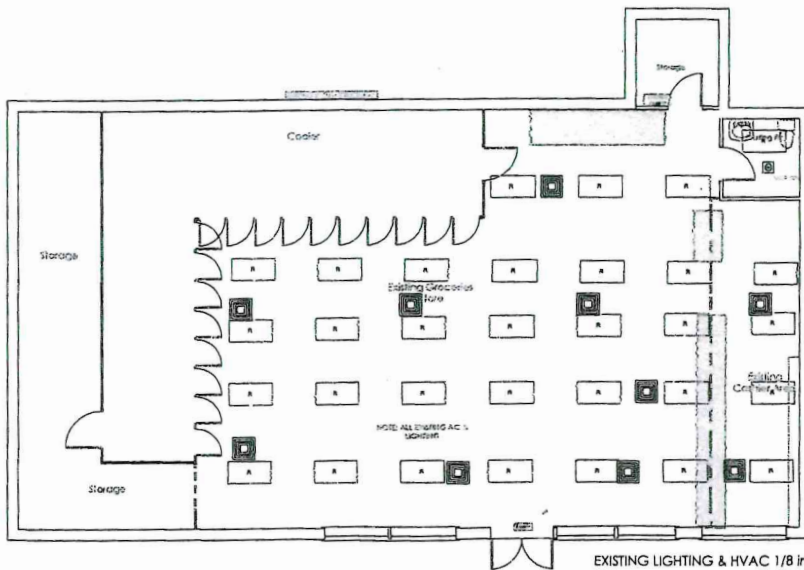
Signature of Applicant (Owner/ Agent)

Khanij Patel
Owner/ Super stop/fuel plus 3

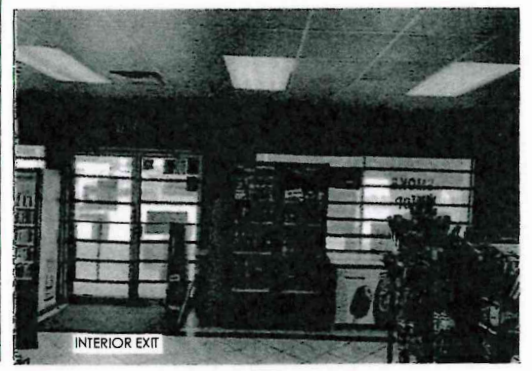
fee to: City of Groves Inspection Department
4925 McKinley
P. O. Box 846
Groves, Texas 77619



Total Building Area  
3018 sq ft  
EXISTING FLOOR PLAN 3/16 in = 1 ft



EXISTING LIGHTING & HVAC 1/8 in = 1 ft



INTERIOR EXIT



EXISTING FRONT ELEVATION



EXISTING BUILDING & CANOPY





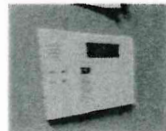
87 Interstate 10 N, Suite 115  
 Beaumont, TX 77701  
 409-351-2601 Cell  
 409-225-5920 Office  
 benchmarkplans1990@outlook.com

In the best of our knowledge these plans are drawn in conformity with the laws, codes, ordinances and regulations of the City of Groves and the State of Texas. We do not warrant the accuracy or completeness of the information provided herein. We are not responsible for any errors or omissions in the plans or for any consequences that may result from the use of these plans. We are not responsible for any damage to property or injury to persons or animals that may result from the use of these plans. We are not responsible for any damage to property or injury to persons or animals that may result from the use of these plans. We are not responsible for any damage to property or injury to persons or animals that may result from the use of these plans.



18 EXISTING SITE & PARKING LOTS

EXISTING SITE AND BUILDING



GAME MACHINES

# Super Stop Mart

PROPOSED 5-A LINER  
 GAME MACHINES  
 Existing CMU Building  
 6900 32ND STREET GROVES, TX 77619

REVISION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BID SET: \_\_\_\_\_

HEALTH SUBMITTAL: \_\_\_\_\_

CITY SUBMITTAL: \_\_\_\_\_

OWNER APPROVAL: \_\_\_\_\_

SCALE: \_\_\_\_\_

PROJECT NO: 2024-GROVES-GMRM25532ND

DRAWN BY: CS-BPALLC

Start Date: 08/22/24

## TOTAL A-LINER GAME MACHINES 5

### CITY OF GROVES CODES

- 2006 International Building Code
- 2006 International Existing Building Code
- 2001 International Energy Conservation Code
- 2006 International Residential Code
- 2015 International Fuel Gas Code
- 2009 International Plumbing Code
- 2006 International Property Maintenance Code
- 2006 International Mechanical Code
- 2006 International Fire Code
- 2002 National Electrical Code

### OCCUPANCY TYPE

303.3 ASSEMBLY GROUP A-2

TOTAL C-STORE BUILDING AREA 3,018 SF  
 TOTAL GAME MACHINES 5 (1-PER PERSON) =5 PERSON 5 GAME MACHINE PROVIDED  
 TOTAL EXIT DOORS PROVIDED 108"

### NON-SPRINKLER BUILDING

OLD 8" CMU STRUCTURAL -FIRE RATED TO DECKING.  
 PROVIDED SMOKE DETECTORS AND NO FIRE ALARM SYSTEM WITHIN THE SPACE AND RETAIL AREA.

NOTE: THIS GAME ROOM SHALL COMPLY WITH ALL STATE, CITY OF GROVES GAME ROOM RULES & REGULATIONS AS PER ORDINANCE OF LOCAL GOVERNMENT ADOPTED CODES EXPLICITLY AUTHORIZES TEXAS COUNTIES TO REGULATE GAME ROOMS.

THIS PLAN PROVIDED IN COMPLIANCE OF ARTICLE V, GAME ROOM PERMIT 5.02 (C)(7). THIS FIRM IS NOT RESPONSIBLE OR LIABLE FOR ANY ILLEGAL ACTIVITIES OF NON-COMPLIANCE OF SAID RULES & REGULATIONS PROVIDED BY THE GROVES, CITY, STATE AND FEDERAL. THE PURPOSE OF THIS DRAWING TO PROVIDE NUMBER OF GAMING MACHINES WITH ASSIGNED LOCATIONS AND CODE COMPLIANCE WITH CITY OF GROVES AND STATE OF TEXAS.







Enter Map Title...

Web Print: 09/26/2024



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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## NOTICE TO PUBLIC

**NOTICE IS HEREBY GIVEN THAT A JOINT PUBLIC HEARING BETWEEN CITY COUNCIL MEMBERS AND THE PLANNING & ZONING COMMISSIONERS WILL BE HELD ON MONDAY, SEPTEMBER 23, 2024, WHICH BEGINS AT 5:00 PM, @ 3947 LINCOLN AVENUE, GROVES TX. REQUEST BY BUSINESS OWNERS FOR LISTED HEREIN.**

**To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Khamij Patel @ 6900 32 ST., FUEL PLUS 3, N 105' OF LT 5&6, BLK 4, MELROSE.**

**To consider granting the renewal of their Specific Use Permit for Gaming Room & Gaming Machines for Maknojia Amirau'k @ 2600 Main Ave., K-A-G JUBILEE SUPER STOP #3, LTS 14&15 TR 2 GARDEN FARMS.**

**To consider granting the renewal of their Specific Use Permit for Gaming Room & Gaming Machines for Maknojia Amirau'k @ 2610 Main Ave., EPUFF & SMOKE VAPE, LTS 14&15 TR 2 GARDEN FARMS.**

**To consider granting a Specific Use Permit for Phase II of Lady Luck RV Resort @ LT 4 TRS 5&6 LT 4 TR B BLK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST)**

**This meeting is a Joint Public hearing in compliance with the Specific Use Permit ordinance of the City of Groves, TX.**

**FOR ADDITIONAL INFORMATION CONTACT DON PEDRAZA, BUILDING OFFICIAL, AT (409) 960-5707.**

**FOLLOWING THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED SEPTEMBER 19, 2024.**

**Director of Neighborhood Services  
DON PEDRAZA**

**PUBLIC NOTICE  
THE CITY OF  
GROVES, TX**

The City of Groves, TX, City Council members, and the Planning and Zoning Commissioners will hold a Joint Public Hearing @ 3947 Lincoln Ave, Groves, TX Monday, September 23, 2024, at 5:00 PM. Items of discussion will be the renewal of a Specific Use Permit request from Khanij Patel, for his place of business at 6900 32 St., Fuel Plus 3, for Game Machines, legal description: N 105' OF LT 5&6, BLK 4, MELROSE.





# CITY OF GROVES

---

Don Pedraza  
Building Official  
[dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com)

Public Works Department  
4925 McKinley  
Groves, Texas 77619

Phone (409) 960-5707  
Fax (409) 962-9433

August 27, 2024

RE: SPECIFIC USE PERMIT- Khanij Patel; business owner of Fuel Plus #3, 6900 32<sup>nd</sup> Street, legal description: N 105' OF LT 5&6, BLK 4, MELROSE.

Dear Property/Business Owner:

Mr. Khanij Patel, the owner of said business, has requested a joint public hearing with the Groves City Council members and the Planning & Zoning commissioners to hear the granting request for renewing a Specific Use Permit, for the business of gaming machines at the above address. The property will be used for commercial purposes.

As an interested property owner, you may express your views by attending the joint public hearing scheduled for, September 23, 2024, at 3947 Lincoln Avenue, 5:00 PM. For more information, contact Don Pedraza at 409-960-5707 or e-mail at [dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com).

Building Official

Don Pedraza

Fuel Plus 3 LLC  
9120 Laura Lane  
Port Arthur, TX 77640

SMKL Group INC  
PO Box 333  
Port Neches, TX 77651-0333

Rebecca Graves  
6811 Howe  
Groves, TX 77619-5804

Patrick Salinas  
3249 Taft Ave.  
Groves, TX 77619-5761

Jammie Ann Lyons  
6882 32<sup>nd</sup>  
Groves, TX 77619-5773

Mary Bryan  
PO Box 1051  
Groves, TX 77619-1051

Raymond Green  
6917 32<sup>nd</sup>  
Groves, TX 77619

Saul Barragan  
2490 Pasio De Leon  
Trulock, CA 95382

Terry Champagne  
6925 32<sup>nd</sup>  
Groves, TX 77619-6101

Raymond Green  
6917 32<sup>nd</sup>  
Groves, TX 77619-6101

Terra Green  
3300 Taft Ave.  
Grove, TX 77619-5831

Kyle Felps  
3218 Taft Ave.  
Groves, TX 77619-5762

Frank Nunez Jr.  
7100 Leonard St  
Groves, TX 77619-6325

Clifford Digiovanni  
5049 Lawndale Ave.  
Groves, TX 77619-5762

Rene Feliciano Rodriguez  
3270 Taft Ave.  
Groves, TX 77619-5762

Herman Miller Jr.  
3233 Cherry Av.  
Groves, TX 77619-6125

Jacob Lehman Briggs  
3239 Cherry Ave.  
Groves, TX 77619-6125

Joseph C Sr. & Cherlyn Benoit  
Revocable Living Trust  
3243 Cherry Ave.  
Groves, TX 77619-6125

Monica & Carey Cuccia  
6944 32<sup>nd</sup>  
Groves, TX 77619-6102

Tabatha Mathewson  
6940 32<sup>nd</sup>  
Groves, TX 77619-6102



**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10-7-2024 Department: Building Official Agenda Item No. 12

Title for Item (same as to be placed on Agenda): Deliberate and act on Ordinance 2024-22, authorizing a specific use permit for Gaming Machines & Game Rooms at 2600 Main Ave.

Party(ies) requesting placement of this item on the agenda: Building Official, Don Pedraza

Submitted to City Manager's Office on: Date: 9-30-2024 Time: 11:00 a.m. By: \_\_\_\_\_

Explanation of Item: The Planning and Zoning Commission met on September 23, 2024, and recommends approval of the request for a specific use permit for 2600 Main Ave. Property owners within 200 feet were notified of their opportunities to comment. No one other than the property owner commented at the public hearing and no correspondence has been received either for or against the SUP. Staff concurs with P&Z's recommendation.

Deadline for Approval: Immediately

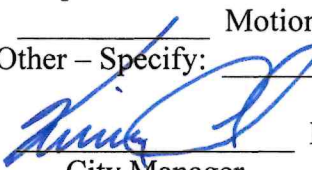
Staff Recommendation: Staff recommends Council approve Ordinance 2024-22 authorizing a specific use permit for Gaming Machines and Game Rooms at 2600 Main Ave., as presented.

Alternative (if any) for consideration: None

Identify any attachments to this document: Ordinance No. 2024-22; Application; Notice of Public Hearing; Property Owners within notification zone; location aerial; site plan; floor plans.

Specific Council Action Requested: None (Information item only) Motion X

Ordinance – Number 2024-22 Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ N/A Cumulative total of payments to date for this project/item (if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_

**ORDINANCE NO. 2024-22**

**AN ORDINANCE AUTHORIZING A SPECIFIC USE PERMIT FOR GAMING MACHINES AND GAME ROOMS AT 2600 MAIN AVE., K-A-G- JUBILEE SUPER STOP #3, BLK 4, MELROSE; PROVIDING THAT NO OTHER PORTIONS OF THE ZONING ORDINANCE SHALL BE AFFECTED HEREBY; PROVIDING FOR PUBLICATION BY PUBLISHING THE CAPTION ONLY; AND PROVIDING AN EFFECTIVE DATE**

**BE IT ORDAINED BY THE CITY OF GROVES, TEXAS:**

WHEREAS notice was given to the citizens and property owners of The City of Groves, as required by law, notifying said citizens and property owners of a public hearing to be held jointly by the Planning and Zoning Commission and the City Council of The City of Groves on the 23rd day of September, 2024, to determine whether or not the hereinafter described property should be rezoned as hereinafter set forth; and

WHEREAS, such notice was duly published in one issue of The Examiner, at least fifteen (15) days before said hearing, and notice in writing was given to all property owners of property or persons rendering the same for city taxes in The City of Groves within two hundred feet (200') of the property affected, as hereinafter described; such notice being mailed not less than ten (10) days before the public hearing held on September 23, 2024; and

WHEREAS, the City Council, pursuant to such publication and notice, did on the 23rd day of September, 2024, hold a public hearing in the City Council Chamber, Groves City Hall, for the purpose of hearing protests, if any, against such proposed specific use permit, as well as hearing parties in interest favoring the specific use permit; and

WHEREAS, the City Council, after a full and complete hearing is of the opinion that said specific use permit should be authorized as herein set forth; now, therefore,

**BE IT ORDAINED BY THE CITY OF GROVES:**



**SECTION 1:** - That the specific use requested by K-A-G JUBILEE, LLC granting it a Specific Use Permit for Game Room & Gaming Machines 2600 MAIN AVE., K-A-G-JUBILEE SUPER STOP #3, BLK 4, MELROSE is authorized by Council.

**SECTION 2:** - That the remaining parts or portions of The City of Groves Zoning Ordinance shall not be affected hereby.

**SECTION 3:** - The Ordinance shall be published by publishing the caption hereof within ten days after the passage hereof, in The Examiner.

**SECTION 4:** - This Ordinance shall be in effect from and after its passage and publication as required by the City Charter.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Groves held on the 7th day of October, 2024.

---

**Chris Borne, Mayor**

**ATTEST:**

---

**Clarissa Thibodeaux, City Clerk**

The foregoing ordinance, including all the provisions thereof, is hereby approved as to form and legality.

---

**Brandon P. Monk, City Attorney**

CITY OF GROVES

APPLICATION TO THE PLANNING & ZONING COMMISSION

Date: AUGUST-02-2024

Application is hereby made to the City of Groves Planning and Zoning Commission to hold a meeting for the purpose of discussing a Specific Use Permit for SUPER STOP 3

to be located on Lot No. 14P15 TR2 Block No. 2600

Addition 25th & MAIN Lot Size .4185

Property Zoned GAS STATION (C-STORE)

Property Owner MAKNOJIA AMIRALI Telephone No. \_\_\_\_\_

Address 2600 MAIN AVE, GROVES TX 77619

This application for a Specific Use Permit shall be accompanied by proof of ownership or verification as a certified agent, a fee of \$250.00 to cover administrative and processing costs, and two (2) sets of site plans, drawings and necessary data required by the City of Groves Zoning Ordinance. The site plan shall show the planned development of the property drawn to scale, showing the location and arrangement of the buildings, (proposed and existing), the building setbacks and yards, the landscaping and/or walls and fences for screening purposes, the off-street parking and design of ingress and egress to and from the abutting street.

If the applicant withdraws his application prior to publication of public hearing by the City Council, half of the fee will be refunded.

The Planning and Zoning Commission shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings or plans that do not comply with the provisions of the City of Groves Zoning Ordinance.

*AK-Miscun*  
Signature of Applicant (Owner/ Agent)

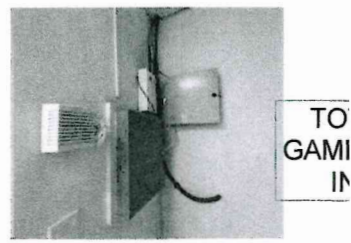
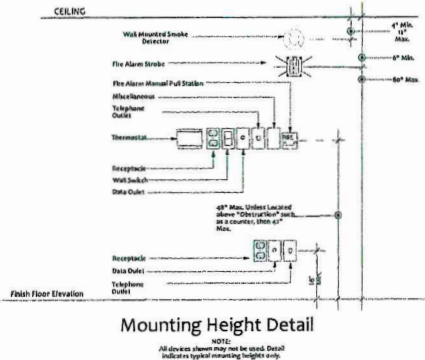
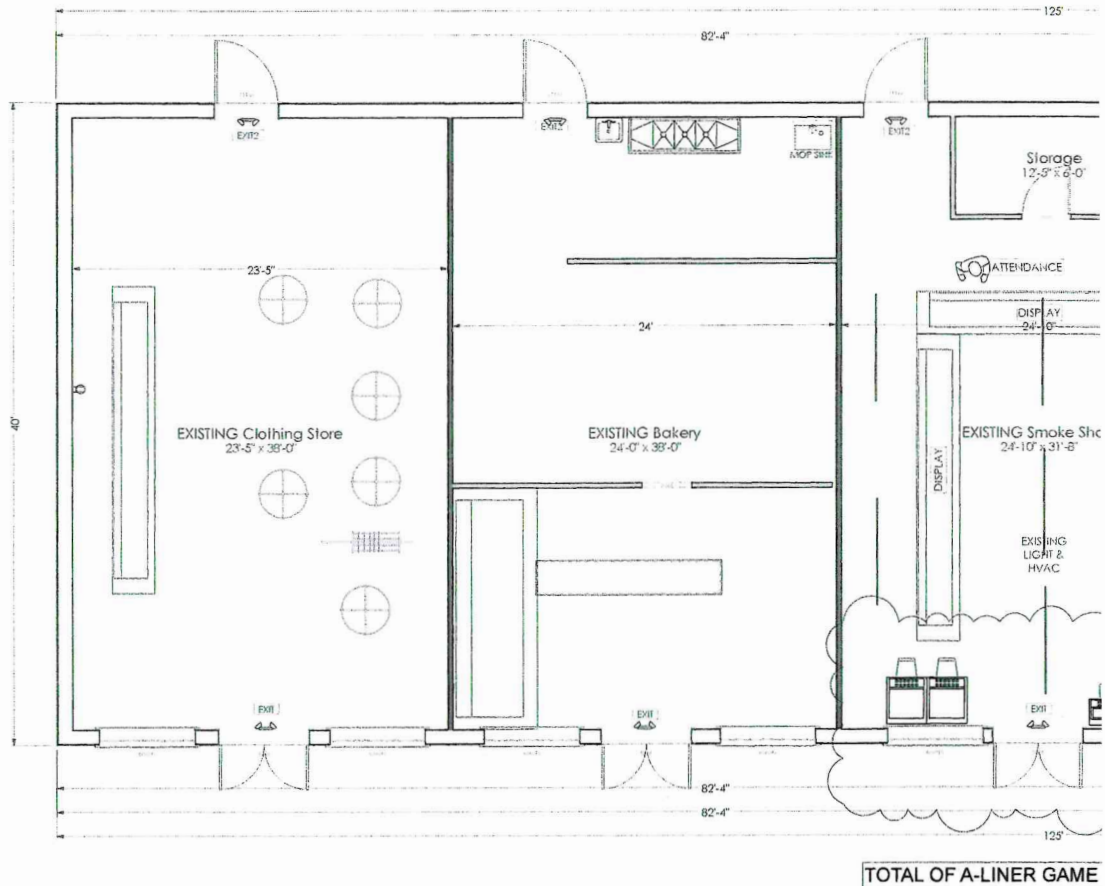
CITY OF GROVES  
(409) 962-4471

REC#: 01548223 8/06/2024 3:03 PM  
OPER: PM TERM: 013  
REF#: \_\_\_\_\_  
PAID BY: \_\_\_\_\_

and fee to: **City of Groves Inspection Department  
4925 McKinley  
P. O. Box 846  
Groves, Texas 77619**

TRAN: 201.0000 GAME ROOM S.U.P.  
2600 MATN  
GAMEROOM FEES 250.00CR

TENDERED: 250.00 CASH  
APPLIED: 250.00-  
City of Groves  
CHANGE: 0.00



**TOTAL A-LINER GAME MACHINES 5 IN SMOKE SHOP**





87 Interstate 10 N, Suite 115  
 Beaumont, TX 77707  
 409-351-2601 Cell  
 409-225-5920 Office  
 benchmarkplan1990@outlook.com

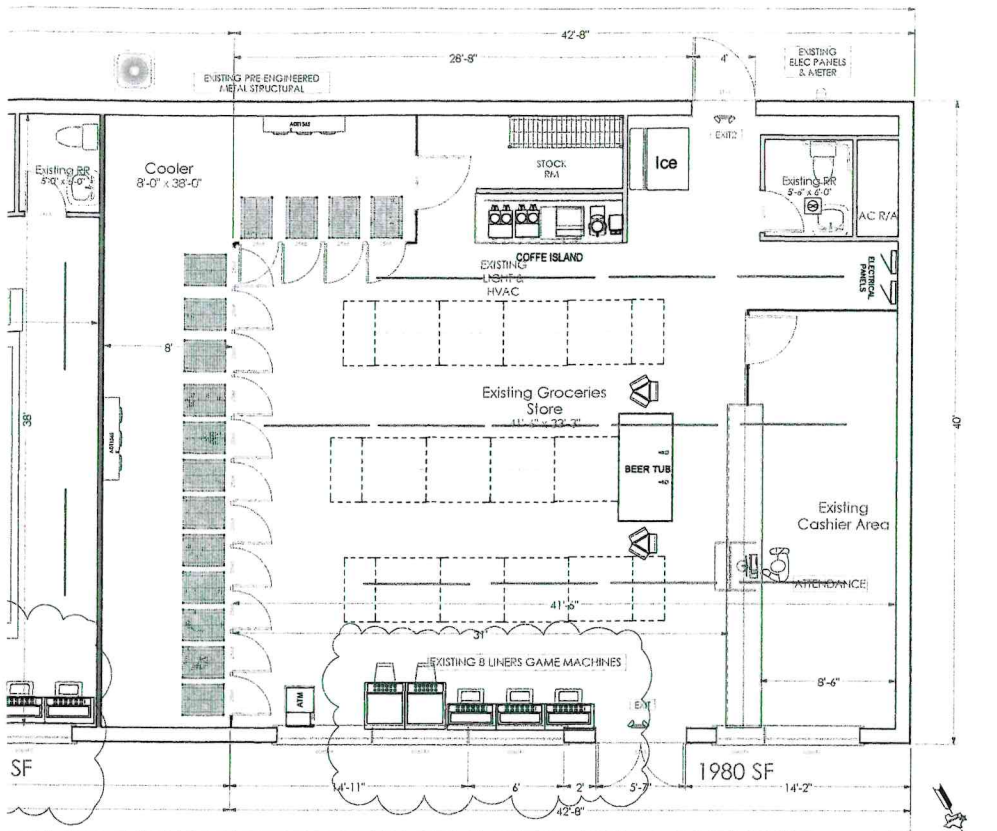
To the best of our knowledge these plans are shown in compliance with current local, state and federal codes and regulations and any changes made on these other plans are made solely at the client's risk and the drafter's responsibility. The drafter shall verify all dimensions and specified details. LACCO, Inc. & Benchmark Plans & Associates, LLC do not hold any license, accreditation or any other certification or any other effort has been made in the preparation of these plans to assist in the fulfillment of the provisions of the laws. The owner of the project shall be responsible for any other details not shown to comply and is solely responsible. LACCO, Inc. and BPA.LLC are not responsible for any other details not shown to comply and is solely responsible. LACCO, Inc. and BPA.LLC are not responsible for any other details not shown to comply and is solely responsible. In the event of any accident or incident arising out of these plans, the owner shall be responsible for all applicable local, county, state and federal regulations of OSHA for safety of public.



**Benchmark Plans & Associates, LLC**



**Super Stop**  
 PROPOSED GAME MACHINES  
 2600 Main Ave Groves, TX 77619  
 Existing Brick & Metal Building



HINES 5 TOTAL OF A-LINER GAME MACHINES 5 Total Building Area 4974 sq ft

EXISTING BUILDING WITH 10 GAME MACHINES 3/16 in = 1 ft

A-LINER MACHINES 5 STORE



**TOTAL A-LINER GAME MACHINES 10**

CITY OF GROVES CODES  
 2006 International Building Code  
 2006 International Existing Building Code  
 2001 International Energy Conservation Code  
 2006 International Residential Code  
 2015 International Fuel Gas Code  
 2009 International Plumbing Code  
 2006 International Property Maintenance Code  
 2006 International Mechanical Code  
 2006 International Fire Code  
 2002 National Electrical Code

OCCUPANCY TYPE  
 303.3 ASSEMBLY GROUP A-2

TOTAL C-STORE BUILDING AREA 1980 SF  
 TOTAL GAME AREA 131 SF / 15 (PER PERSON) = 8 PERSON 5 GAME MACHINE PROVIDED  
 TOTAL EXIT DOORS PROVIDED 108"

TOTAL SMOKE SHOP BUILDING AREA 990 SF  
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NON-SPRINKLER BUILDING  
 OLD METAL STRUCTURAL WITH BREAK WALLS-FIRE RATED TO DECKING WITH OTHER RETAILS NEXT DOOR.  
 PROVIDED SMOKE DETECTORS AND NO FIRE ALARM SYSTEM WITHIN THE SPACE AND RETAIL AREA.

NOTE: THIS GAME ROOM SHALL COMPLY WITH ALL STATE, CITY OF GROVES GAME ROOM RULES & REGULATIONS AS PER ORDINANCE OF LOCAL GOVERNMENT ADOPTED CODES EXPLICITLY AUTHORIZES TEXAS COUNTIES TO REGULATE GAME ROOMS.

THIS PLAN PROVIDED IN COMPLIANCE OF ARTICLE V, GAME ROOM PERMIT 5.02 (C)(7). THIS FIRM IS NOT RESPONSIBLE OR LIABLE FOR ANY ILLEGAL ACTIVITIES OF NON-COMPLIANCE OF SAID RULES & REGULATIONS PROVIDED BY THE GROVES, CITY, STATE AND FEDERAL. THE PURPOSE OF THIS DRAWING TO PROVIDE NUMBER OF GAMING MACHINES WITH ASSIGNED LOCATIONS AND CODE COMPLIANCE WITH OCCUPANCIES AND SATISFY THE CITY OF GROVES, TEXAS.

REVISION:

BID SET:

HEALTH SUBMITTAL:

CITY SUBMITTAL:

OWNER APPROVAL:

SCALE:

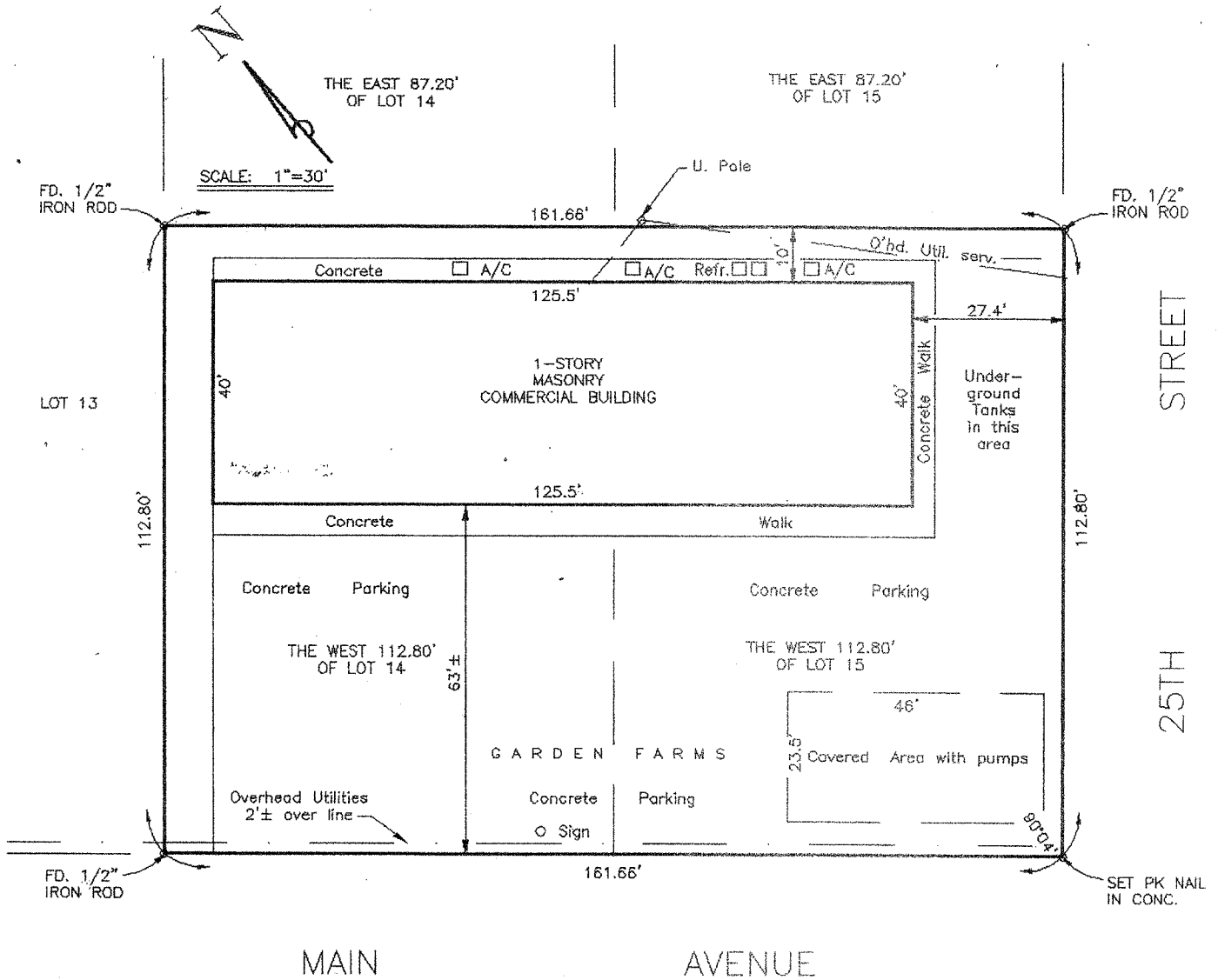
PROJECT NO: 2023-GROVES-GMRM288

DRAWN BY: CS-BRILLIC

Start Date: 08/01/23

EXISTING FLOOR PLAN WITH A-LINER GAME MACHINES AT 10

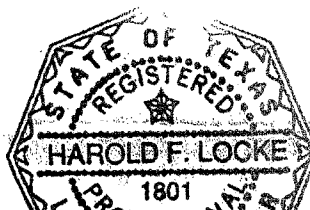
SHEET NO: A-1



I certify that the above is a plat of a tract of land, known as 2600 Main Avenue, Groves, Texas 77619, the property of KAG JUBILEE, LLC, a Texas Corporation, as surveyed by me, and being more fully described as The West One-Hundred Twelve and Eighty One-Hundredths feet of Lots Numbered Fourteen and Fifteen (W. 112.80' of 14 & 15) of GARDEN FARMS, a Subdivision near the City of Port Arthur, Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 6, Page 5 Map Records of Jefferson County, Texas. This property is located in Flood Zone "B" which is an area between the 100 year and 500 year Flood Boundary per The Flood Insurance Rate Map of Groves, Texas, Community-Panel Number 485475 0005 E, dated January 6, 1983. Census Tract Number 106. Property was surveyed without the benefit of a current title commitment for title insurance purposes. Upon receipt of a current title commitment, survey will be revised as necessary. Note location of overhead utilities as shown.

*Harold F. Locke*

Harold F. Locke, R.P.L.S.  
211 N. 14<sup>th</sup> Street  
Nederland, Texas 77627



2600 MAIN AVE  
GROVES TX 77619

( )  
AMIR

## NOTICE OF A PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT A JOINT PUBLIC HEARING BETWEEN CITY COUNCILMEMBERS AND PLANNING & ZONING COMMISSIONERS WILL BE HELD ON MONDAY, SEPTEMBER 25, 2023, DIRECTLY FOLLOWING THE REGULAR CITY COUNCIL MEETING, WHICH BEGINS AT 5PM, AT 3947 LINCOLN AVENUE. REQUEST BY BUSINESS OWNER FOR THE PROPERTY LISTED HEREIN.**

**To consider a request from Maknojia Amirau’k, granting him a Specific Use Permit for Game Room & Gaming Machines @ 2600 Main Ave., K-A-G- Jubilee Super Stop #3, LEGAL DESCRIPTION: LTS 14&15 TR 2, GARDEN FARMS.**

**To consider a request from Maknojia Amirau’k, granting him a Specific Use Permit for Game Room & Gaming Machines @ 2610 Main Ave., EPuff & Smoke Vape, LEGAL DESCRIPTION: LTS 154&15 TR 2, GARDEN FARMS.**

**This meeting is a Joint Public Hearing in compliance with the Specific Use Permit ordinance of the City of Groves.**

**FOR ADDITIONAL INFORMATION CONTACT DON PEDRAZA, BUILDING OFFICIAL, AT (409) 960-5707.**

**IN ACCORDANCE WITH THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED SEPTEMBER 21, 2023.**

Director of Neighborhood Services

DON PEDRAZA



**PUBLIC NOTICE  
THE CITY OF  
GROVES, TX**

The City of Groves, TX, City Council members, and the Planning and Zoning Commissioners will hold a Joint Public Hearing @ 3947 Lincoln Ave, Groves, TX Monday, September 23, 2024, at 5:00 PM. Items of discussion will be the renewal of a Specific Use Permit request from Maknojia Amirau'k, for his place of business at 2600 Main Ave., K-A-GJubilee Super Stop #3, for Game Machines, legal description: LTS 14&15 TR 2, GARDEN FARMS.



# CITY OF GROVES

---

Don Pedraza

Building Official

[dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com)

Public Works Department  
4925 McKinley  
Groves, Texas 77619

Phone (409) 960-5707  
Fax (409) 962-9433

AUGUST 27, 2024

RE: SPECIFIC USE PERMIT- Maknojia Amirau'k; business owner of K-A-G Jubilee Super Stop #3, 2600 Main Ave., legal description: LTS 14&15 TR 2, GARDEN FARMS.

Dear Property/Business Owner:

Mr. Maknojia Amirau'k, the owner of said business, has requested a joint public hearing with the Groves City Council members and the Planning & Zoning commissioners to hear the request to renew his Specific Use Permit, for the business of gaming machines at the above address. The property will be used for commercial purposes.

As an interested property owner, you may express your views by attending the joint public hearing scheduled for, September 23, 2024, at 3947 Lincoln Avenue, 5:00 PM. For more information, contact Don Pedraza at 409-960-5707 or e-mail at [dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com).

Building Official

Don Pedraza

K-A-G JUBILEE LLC  
2600 MAIN AVE.  
GROVES, TX 77619-4335

CHRISTOPHER VELTZ  
DBA VE CENTERS  
6107 16<sup>TH</sup> ST  
PORT ARTHUR, TX 77642-0404

CUC TRAN  
1630 LAKECREST  
PORT ARTHUR, TX 77642-0843

JD RENTAL PROPERTIES LLC  
6608 32<sup>ND</sup> ST  
GROVES, TX 77619-5106

PABLO TREJO  
3600 GRAVES AVE.  
GROVES, TX 77619-3541

PHORAT DEVELOPMENT INC  
1304 S 16<sup>TH</sup> ST  
NEDERLAND, TX 77627-4465

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SHEVON HEBERT  
6101 WILLIS  
GROVES, TX 77619

LILLIAN LORENA ECHARRY  
PEREZ  
1009 RIO GRANDE AVE  
PORT ARTHUR, TX 77642

MARK & JEANNIE DISTEFANO  
2700 MAIN AVE  
GROVES, TX 77619-4337

MARK DISTEFANO  
2648 MAIN AVE.  
GROVES, TX 77619-4335

ALBERT JEREMY GONZALES  
6131 25<sup>TH</sup> ST  
GROVES, TX 77619-4311

SANTOS CARDENAS  
MARIA MARTINEZ  
6125 25<sup>TH</sup> ST  
GROVES, TX 77619-4311

ADRIANNA JOHNSON  
1409 MAIN AVE.  
PORT ARTHUR, TX 77642-0443

GREGORIO HUMBERTO  
FLORES III  
LAURA MARVELY FLORES  
6146 25<sup>TH</sup> ST  
GROVES, TX 77619-4312

1423 KIPLING LLC  
PO BOX 741109  
HOUSTON, TX 77274

TIMOTHY ROYER &  
MARY ELLEN GUIDRY/ROYER  
6126 25<sup>TH</sup> ST  
GROVES, TX 77619-4312

WILLIAM EDGAR II  
6116 25<sup>TH</sup> ST  
GROVES, TX 77619-4312

AMBERLYN HOMES LLC  
12410 KEITH RD  
BEAUMONT, TX 77713-2306

JHP LAND INVESTMENTS LLC  
4256 LE BOUF RD  
ORANGE, TX 77630-1852

CAROLYN PINSON  
2000 13<sup>TH</sup> AVE.  
PORT ARTHUR, TX 77642-2711



**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10-7-2024 Department: Building Official Agenda Item No. 13

Title for Item (same as to be placed on Agenda): Deliberate and act on Ordinance 2024-23, authorizing a specific use permit for Gaming Machines & Game Rooms at 2610 Main Ave.

Party(ies) requesting placement of this item on the agenda: Building Official, Don Pedraza

Submitted to City Manager's Office on: Date: 9-30-2024 Time: 11:00 a.m. By: \_\_\_\_\_

Explanation of Item: The Planning and Zoning Commission met on September 23, 2024, and recommends approval of the request for a specific use permit for 2610 Main Ave. Property owners within 200 feet were notified of their opportunities to comment. No one other than the property owner commented at the public Hearing and no correspondence has been received either for or against the SUP. Staff concurs with P&Z's recommendation.

Deadline for Approval: Immediately

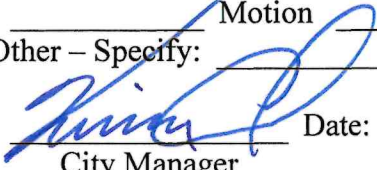
Staff Recommendation: Staff recommends Council approve Ordinance 2024-23 authorizing a specific use permit for Gaming Machines and Game Rooms at 2610 Main Avenue, as presented.

Alternative (if any) for consideration: None

Identify any attachments to this document: Ordinance No. 2024-23; Application; Notice of Public Hearing; Property Owners within notification zone; location aerial; site plan; floor plans.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X

Ordinance – Number 2024-23 Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ N/A Cumulative total of payments to date for this project/item (if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_



**SECTION 1:** - That the specific use requested by EPUFF & SMOKE VAPE granting it a Specific Use Permit for Game Room & Gaming Machines 2610 MAIN AVE., EPUFF & SMOKE VAPE, LTS 14&15 TR 2, GARDEN FARMS is authorized by Council.

**SECTION 2:** - That the remaining parts or portions of The City of Groves Zoning Ordinance shall not be affected hereby.

**SECTION 3:** - The Ordinance shall be published by publishing the caption hereof within ten days after the passage hereof, in The Examiner.

**SECTION 4:** - This Ordinance shall be in effect from and after its passage and publication as required by the City Charter.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Groves held on the 7th day of October, 2024.

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**Chris Borne, Mayor**

**ATTEST:**

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**Clarissa Thibodeaux, City Clerk**

The foregoing ordinance, including all the provisions thereof, is hereby approved as to form and legality.

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**Brandon P. Monk, City Attorney**



CITY OF GROVES

APPLICATION TO THE PLANNING & ZONING COMMISSION

Date: AUGUST-02- 2024

Application is hereby made to the City of Groves Planning and Zoning Commission to hold a meeting for the purpose of discussing a Specific Use Permit for E-PUFF & SMOKE VAPE

to be located on Lot No. 14215 TR 2 Block No. 2610

Addition 25th & MAIN Lot Size 0.4185

Property Zoned GAS STATION (C-STORE)

Property Owner MAENSOJIA AMIRALI K Telephone No. \_\_\_\_\_

Address 2610 MAIN AVE, GROVES TX 77619

This application for a Specific Use Permit shall be accompanied by proof of ownership or verification as a certified agent, a fee of \$250.00 to cover administrative and processing costs, and two (2) sets of site plans, drawings and necessary data required by the City of Groves Zoning Ordinance. The site plan shall show the planned development of the property drawn to scale, showing the location and arrangement of the buildings, (proposed and existing), the building setbacks and yards, the landscaping and/or walls and fences for screening purposes, the off-street parking and design of ingress and egress to and from the abutting street.

If the applicant withdraws his application prior to publication of public hearing by the City Council, half of the fee will be refunded.

The Planning and Zoning Commission shall reserve the right to refuse to examine any incomplete, unintelligible or indefinite drawings or plans that do not comply with the provisions of the City of Groves Zoning Ordinance.

CITY OF GROVES  
(409) 962-4471

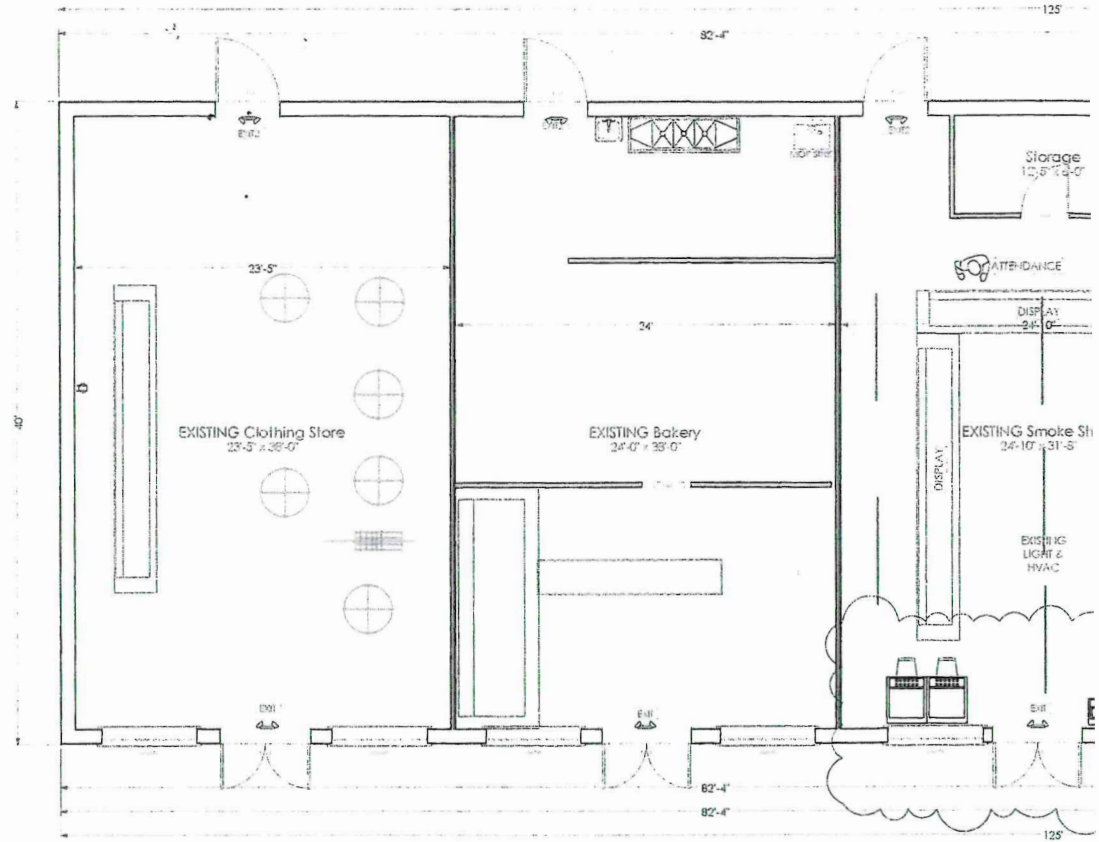
*M. Amiri*  
Signature of Applicant (Owner/ Agent)

REC#: 01548221 8/06/2024 3:02 PM  
OPER: PM TERM: 013  
REF#:  
PAID BY: \_\_\_\_\_

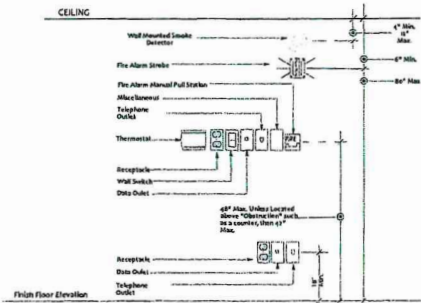
d fee to: **City of Groves Inspection Department  
4925 McKinley  
P. O. Box 846  
Groves, Texas 77619**

TRAN: 201.0000 GAME ROOM S.U.P.  
2610 MAIN AVE.  
GAMEROOM FEES 250.00CR

TENDERED: 250.00 CASH  
APPLIED: 250.00-  
**City of Groves**  
CHANGE: 0.00

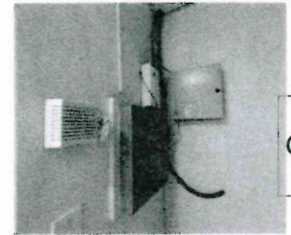


TOTAL OF A-LINER GAME



Mounting Height Detail

NOTE:  
All devices shown may not be used. Detail  
indicates typical mounting heights only.



TO GAM II



TOTAL A-LINER GAME MACHINES 5 IN SMOKE SHOP



87 Interstate 10 N, Suite 115  
 Beaumont, TX 77707  
 409-251-2601 Cell  
 409-225-5920 Office  
 benchplans@bpa1900@outlook.com

In the built or our drawings these plans are shown to comply with current codes, codes and/or historical specifications and any changes made in them after plans are made will be done at the owner's and architect's expense and responsibility. The owner shall verify all dimensions and structural drawings. LACCO, Inc. is not liable for errors and omissions in any drawings has been made. The owner of the project shall not be held responsible for any errors and omissions in any drawings has been made. The owner of the project shall not be held responsible for any errors and omissions in any drawings has been made. The owner of the project shall not be held responsible for any errors and omissions in any drawings has been made.



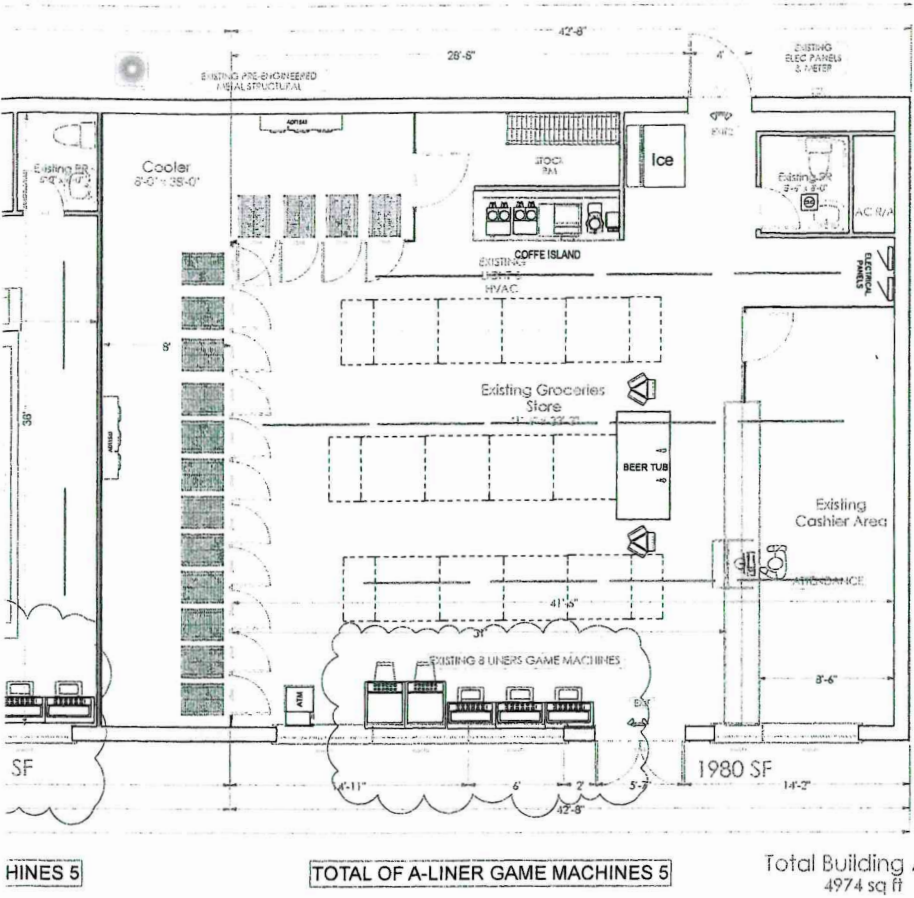
**Benchmark Plans & Associates, LLC**



2600 Main Ave Groves, TX 77619  
 Existing Brick & Metal Building

# Super Stop

PROPOSED GAME MACHINES



A-LINER MACHINES 5 STORE



## TOTAL A-LINER GAME MACHINES 10

**CITY OF GROVES CODES**

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**OCCUPANCY TYPE**

303.3 ASSEMBLY GROUP A-2

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REVISION:

BID SET:

HEALTH SUBMITTAL:

CITY SUBMITTAL:

OWNER APPROVAL:

SCALE:

PROJECT NO: 2023-GROVES-GMRM2023

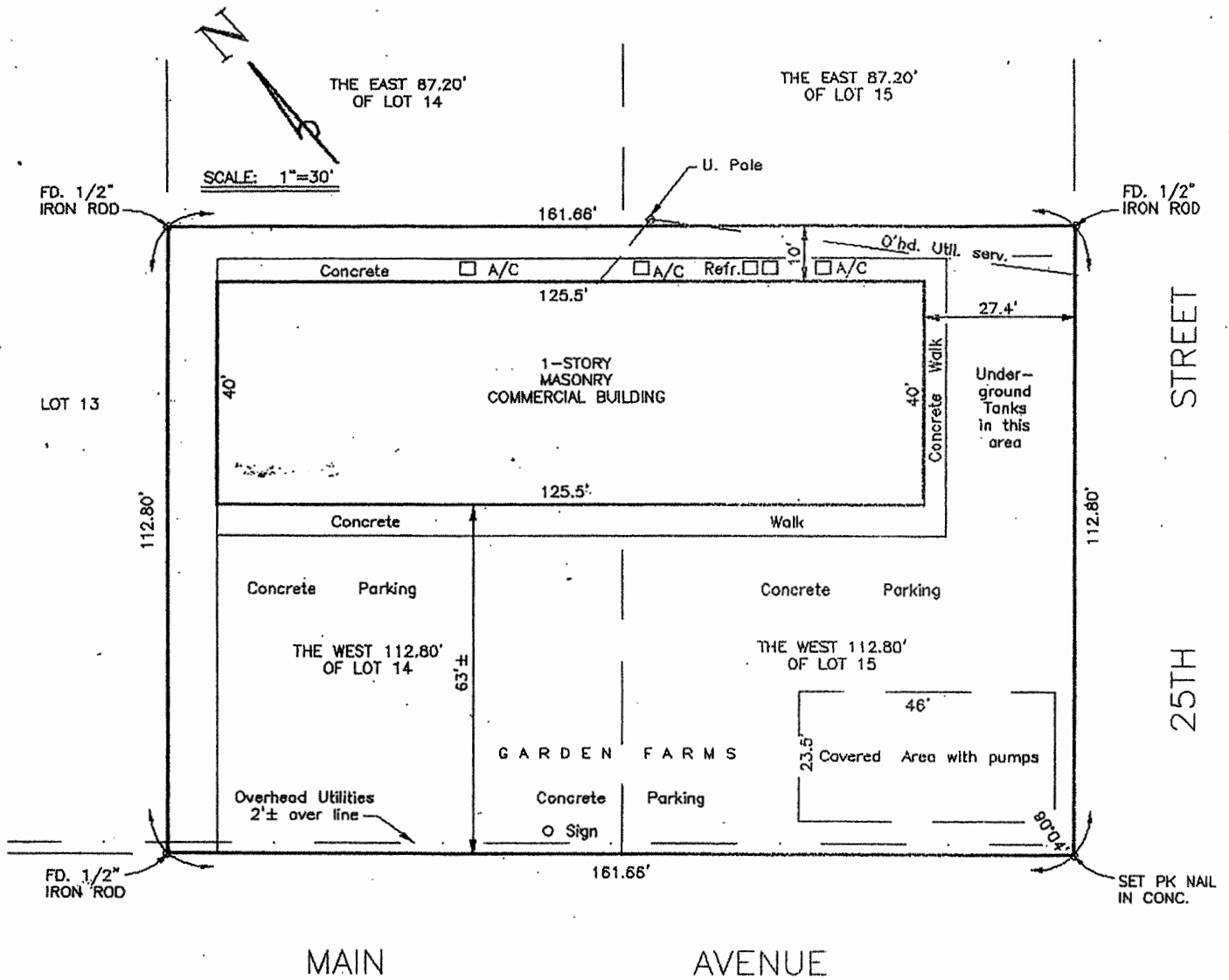
DRAWN BY: CS-BPA/LLC

Start Date: 08/1/23

### EXISTING FLOOR PLAN WITH A-LINER GAME MACHINES AT 10

SHEET NO: **A-1**





I certify that the above is a plat of a tract of land, known as 2600 Main Avenue, Groves, Texas 77619, the property of KAG JUBILEE, LLC, a Texas Corporation, as surveyed by me, and being more fully described as The West One-Hundred Twelve and Eighty One-Hundredths feet of Lots Numbered Fourteen and Fifteen (W. 112.80' of 14 & 15) of GARDEN FARMS, a Subdivision near the City of Port Arthur, Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 6, Page 5 Map Records of Jefferson County, Texas. This property is located in Flood Zone "B" which is an area between the 100 year and 500 year Flood Boundary per The Flood Insurance Rate Map of Groves, Texas, Community-Panel Number 485475 0005 E, dated January 6, 1983. Census Tract Number 106. Property was surveyed without the benefit of a current title commitment for title insurance purposes. Upon receipt of a current title commitment, survey will be revised as necessary. Note location of overhead utilities as shown.

*Harold F. Locke*

Harold F. Locke, R.P.L.S.  
211 N. 14<sup>th</sup> Street  
Nederland, Texas 77627

2610 MAIN AVE  
GROVES TX 77619

AMIR



**PUBLIC NOTICE  
THE CITY OF  
GROVES, TX**

The City of Groves, TX, City Council members, and the Planning and Zoning Commissioners will hold a Joint Public Hearing @ 3947 Lincoln Ave, Groves, TX Monday, September 23, 2024, at 5:00 PM. Items of discussion will be the renewal of a Specific Use Permit request from Maknojia Amirau'k, for his place of business at 2610 Main Ave., EPuff & Smoke Vape, for Game Machines, legal description: LTS 14&15 TR 2, GARDEN FARMS.

## NOTICE TO PUBLIC

**NOTICE IS HEREBY GIVEN THAT A JOINT PUBLIC HEARING BETWEEN CITY COUNCIL MEMBERS AND THE PLANNING & ZONING COMMISSIONERS WILL BE HELD ON MONDAY, SEPTEMBER 23, 2024, WHICH BEGINS AT 5:00 PM, @ 3947 LINCOLN AVENUE, GROVES TX. REQUEST BY BUSINESS OWNERS FOR LISTED HEREIN.**

**To consider granting the renewal of their Specific Use Permit for Game Room & Gaming Machines for Khamij Patel @ 6900 32 ST., FUEL PLUS 3, N 105' OF LT 5&6, BLK 4, MELROSE.**

**To consider granting the renewal of their Specific Use Permit for Gaming Room & Gaming Machines for Maknojia Amirau'k @ 2600 Main Ave., K-A-G JUBILEE SUPER STOP #3, LTS 14&15 TR 2 GARDEN FARMS.**

**To consider granting the renewal of their Specific Use Permit for Gaming Room & Gaming Machines for Maknojia Amirau'k @ 2610 Main Ave., EPUFF & SMOKE VAPE, LTS 14&15 TR 2 GARDEN FARMS.**

**To consider granting a Specific Use Permit for Phase II of Lady Luck RV Resort @ LT 4 TRS 5&6 LT 4 TR B BLK 4 RG C PALCO 6.00 AC (PT OF CLOSED WARREN ST)**

**This meeting is a Joint Public hearing in compliance with the Specific Use Permit ordinance of the City of Groves, TX.**

**FOR ADDITIONAL INFORMATION CONTACT DON PEDRAZA, BUILDING OFFICIAL, AT (409) 960-5707.**

**FOLLOWING THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED SEPTEMBER 19, 2024.**

**Director of Neighborhood Services  
DON PEDRAZA**





# CITY OF GROVES

Don Pedraza  
Building Official  
[dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com)

Public Works Department  
4925 McKinley  
Groves, Texas 77619  
Phone (409) 960-5707  
Fax (409) 962-9433

August 27, 2024

RE: SPECIFIC USE PERMIT- Maknojia Amirau'k; business owner of EPuff & Smoke Vape, 2610 Main Ave., legal description: LTS 14&15 TR 2, GARDEN FARMS.

Dear Property/Business Owner:

Mr. Maknojia Amirau'k, the owner of said business, has requested a joint public hearing with the Groves City Council members and the Planning & Zoning commissioners to hear the request to renew his Specific Use Permit, for the business of gaming machines at the above address. The property will be used for commercial purposes.

As an interested property owner, you may express your views by attending the joint public hearing scheduled for, September 23, 2024, at 3947 Lincoln Avenue, 5:00 PM. For more information, contact Don Pedraza at 409-960-5707 or e-mail at [dpedraza@cigrovestx.com](mailto:dpedraza@cigrovestx.com).

Building Official

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CAROLYN PINSON  
2000 13<sup>TH</sup> AVE.  
PORT ARTHUR, TX 77642-2711

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Manager Agenda Item No. 14

Title for Item (same as to be placed on Agenda): Deliberate and act on a resolution approving the submission of a Texas Community Development Block Grant program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund and authorizing the Mayor and City Manager to negotiate and execute all necessary documents.

Party(ies) requesting placement of this item on the agenda: Kevin Carruth, City Manager

Submitted to City Manager's Office on: Date: 10/1/24 Time: 4:30 p.m. By: C. THIBODEAUX

Explanation of Item: This item is only authorization to submit a CDBG application. The project has not been determined yet but staff and GrantWorks is working with Soutex Surveyors and Engineers to determine the best project of up to \$750,000.

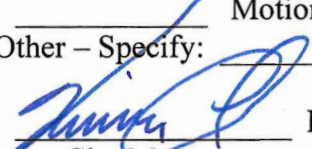
Deadline for Approval: October 21, 2024

Staff Recommendation: Staff recommends the City Council adopt a resolution approving the submission of a TxCDBG program application to the Texas Department of Agriculture for the 2025-2026 Community Development Fund and authorizing the Mayor and City Manager to negotiate and execute all necessary documents, as presented.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: 1) Resolution 2024-08; 2) TxCDBG program overview.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X  
Ordinance – Number \_\_\_\_\_ Resolution – Number 2024-08 Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source:  
Cash match of \$112,500 would not be required until FY 25-26 or FY 26-27.

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item  
(if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_



## RESOLUTION 2024-08

A RESOLUTION OF THE CITY COUNCIL OF GROVES, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND.

WHEREAS, the City Council of the City of Groves desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Groves to apply for funding under the Texas Community Development Block Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GROVES, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Community Development Fund is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Community Development Fund.
2. That the City of Groves commits to dedicating no less than 51% of grant funds for activities identified by the state planning region as First Priority Project.
3. That all funds will be used in accordance with all applicable federal, state, local, and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Groves is committing to provide \$112,500.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this 7<sup>th</sup> day of October, 2024.

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Chris Borne, Mayor  
City of Groves, Texas

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Clarissa Thibodeaux, City Clerk  
City of Groves, Texas



### TxCDBG Program Overview

## History

The CDBG program is governed by **Title I of the Housing and Community Development Act of 1974** (the Act) and Federal regulations at **24 CFR 570, Subpart I**. The introduction of the CDBG program in 1974 signaled a move away from individual categorized federal development assistance programs towards the block grant model, which gives communities broad latitude in using funds for a variety of development activities. The Omnibus Budget Reconciliation Act of 1981 authorized states to administer the CDBG programs.

## CDBG Objectives

The primary objective of the Community Development Block Grant program is to develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income.

To achieve these goals, the CDBG regulations outline the eligible activities and the National Objectives that each activity must meet. As a recipient of CDBG funds, the state is charged with ensuring that these HUD requirements are met. Specifically, the state is responsible for assuring the US Department of Housing and Urban Development that each project it funds meets one of three National Objectives: Benefit low-and moderate income persons; Aid in the prevention or elimination of slums or blight; or meet a need having a particular urgency, which represents an immediate threat to the health and safety of residents.

In line with the federal objectives, the state administers its CDBG programs according to the following goals: Improve public facilities to meet basic human needs, principally for low- and moderate-income persons. Improve housing conditions, principally for persons of low- and moderate-income. Expand economic opportunities by creating or retaining jobs, principally for low- and moderate-income persons. Provide assistance and public facilities to eliminate conditions hazardous to the public health and of an emergency nature.

## Primary Beneficiaries

All projects funded through the CDBG program typically meet the first national objective (benefit low- and moderate-income persons) by benefiting at least 51 percent low- to moderate-income persons, which are defined as those who earn equal to or less than 80 percent of the area median family income figure (where the area is a metropolitan statistical area or a non-metropolitan county) or Earn equal to or less than less than 80 percent of the statewide non-metropolitan median family income figure, as defined under the US Department of Housing and Urban Development Section 8 Housing Assistance Program. For income eligibility in your area, please review the most recent Income Limits document.

Some projects funded through the CDBG program may meet the second national objective of aiding in the prevention or elimination of slum or blight while the remainder of CDBG projects will fall under the third national objective. The third national objective includes activities designed to meet community development needs having a particular urgency, which the CDBG Program applies to Disaster Relief and Urgent Need Fund projects.

## Program Administration

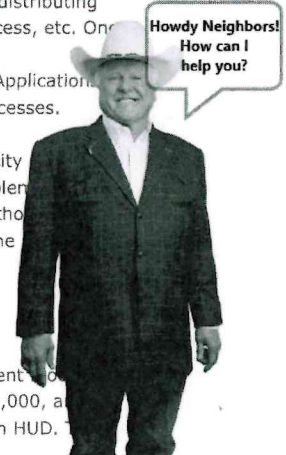
The state of Texas administers its CDBG programs in accordance to funding rules and regulations set by HUD. Each year, it submits an Action Plan for the next fiscal year. The Action Plan describes the methods that will be used for distributing funds among the various CDBG programs, including award amounts per program, application selection process, etc. Once HUD approves the Action Plan it becomes codified into the Texas Administrative Code.

The TxCDBG program then makes applications available in accordance with each program's funding cycle. Applications received for competitive funding programs are reviewed and scored using program-specific criteria and processes.

Once awards are made from the CDBG program, contracts are executed between the department and the city officials, and the grantee begins the implementation of their proposed project. To guide grantees in the implementation of their projects, the grantees follow the CDBG Project Implementation Manual. The Manual describes the methodology the grant recipient uses to administer the CDBG contract, and includes relevant forms. This document covers the process.

## Funding

Every year, the US Department of Housing and Urban Development provides federal Community Development Block Grant funds directly to states, which, in turn, provide the funds to small, rural cities with populations less than 50,000, and counties that have a non-metropolitan population under 200,000 and are not eligible for direct funding from HUD.



small communities are called "non-entitlement" areas because they must apply for CDBG dollars through the Texas CDBG program. Larger cities, such as Dallas, Houston and others, receive CDBG monies directly from HUD, and are called "entitlement" areas.

## Program Links:

[Fair Housing in Texas](#)

[TxCDBG Current \(2024\) Funding Breakdown](#)

[Success Stories](#)

[Eastern Kerr County Wastewater Story](#)

**Access TDA-GO!**

[Texas Homeland Security](#) | [Texas Veterans Portal](#) | [Texas.gov](#) | [TRAIL State Search](#) | [Where the Money Goes](#) | [Report Fraud](#)  
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**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Attorney Agenda Item No. 15

Title for Item (same as to be placed on Agenda): Deliberate and act on Ordinance 2024-24 authorizing the settlement of Texas Gas Service Company's statement of intent to increase rates within the Central-Gulf service area.

Party(ies) requesting placement of this item on the agenda: Kevin Carruth, City Manager

Submitted to City Manager's Office on: Date: 9/30/24 Time: 12:25 p.m. By: C. THIBODEAUX

Explanation of Item: See accompanying memo.

Deadline for Approval: October 7, 2024.

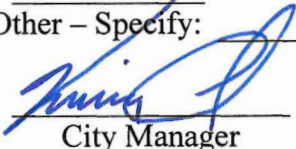
Staff Recommendation: Staff recommends the Council adopt the ordinance authorizing the settlement of Texas Gas Service Company's statement of intent to increase rates, as presented.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: 1) Ordinance 2024-24; 2) October 3<sup>rd</sup> memo from City Manager

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X

Ordinance - Number 2024-24 Resolution - Number \_\_\_\_\_ Other - Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/03/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item (if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_

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## MEMORANDUM

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To: Mayor and City Council  
From: City Manager Kevin Carruth *KC*  
Date: October 3, 2024  
Re: Texas Gas Service Rate Settlement

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Upon the advice of counsel, at its September 23, 2024, meeting, the City approved an ordinance denying the proposed rate increase by Texas Gas Service Company (TGS). This denial has been or soon will be appealed to the Texas Railroad Commission, where the parties have finalized a settlement agreement. Counsel believes the settlement represents a reasonable outcome given the potential expense and risk of litigation.

Key terms of the proposed settlement include:

1. A revenue requirement increase of \$19.3 million, approximately 25% lower than TGS's requested \$25.6 million;
2. A 9.7% return on equity rather than its requested 10.25%;
3. No revenue allocation that allows a customer class to receive a rate decrease while other classes receive a rate increase, thereby mitigating the rate increase to residential customers; and
4. Significantly lower monthly customer charges.

Customers in the Small Residential Class can expect a \$1.84 increase to their monthly bill under the proposed settlement.

Texas Railroad Commission staff and the other intervening city coalition group have either agreed or are unopposed to the settlement terms. Hence, the probability of achieving better terms is not likely.

Staff recommends that the Council adopt the proposed ordinance, as presented.

**ORDINANCE NO. 2024-24**

**AN ORDINANCE BY THE CITY OF GROVES, TEXAS  
AUTHORIZING THE SETTLEMENT OF TEXAS GAS  
SERVICE COMPANY, A DIVISION OF ONE GAS, INC.'S  
STATEMENT OF INTENT TO INCREASE RATES WITHIN  
THE CENTRAL-GULF SERVICE AREA, FILED ON JUNE 3,  
2024; FINDING THAT THE MEETING COMPLIES WITH  
THE OPEN MEETINGS ACT; MAKING OTHER FINDINGS  
AND PROVISIONS RELATED TO THE SUBJECT; AND  
DECLARING AN EFFECTIVE DATE**

WHEREAS, on or about June 3, 2024, Texas Gas Service Company, a Division of ONE Gas, Inc. (“TGS” or “Company”) filed a Statement of Intent with the City of Groves (“City”) and concurrently with the Railroad Commission of Texas (“Railroad Commission”) to increase gas rates within the Central-Gulf Service Area; and

WHEREAS, in its Statement of Intent, TGS proposed to increase its revenue requirement by \$25.6 million per year; and

WHEREAS, the City of Groves joined the Steering Committee of Cities to intervene and participate in the Railroad Commission proceedings; and

WHEREAS, the City denied the Company’s rate request and the Company appealed or will appeal the City’s rate denial ordinance to the Commission; and

WHEREAS, TGS, Railroad Commission Staff, and other intervening parties including the Steering Committee of Cities participated in settlement discussions to resolve all contested rate case issues without litigation; and

WHEREAS, TGS agreed to settle the rate request at an overall rate increase level of \$19.3 million per year for the Central-Gulf Service Area combined; and

WHEREAS, the Railroad Commission Staff, the Lawton Law Firm, and counsel for other cities participating in this proceeding have recommended approval of the Settlement terms as a reasonable alternative to resolve all contested rate case issues without the need for prolonged litigation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVES, TEXAS, THAT:

Section 1. The statement and findings set out in the preamble to this Ordinance are hereby in all things approved and adopted.

Section 2. The City of Groves hereby authorizes the settlement of the TGS rate case proceeding at an overall rate increase level of \$19.3 million per year.



Section 3. The meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 4. This ordinance shall become effective from and after its passage.

PASSED AND APPROVED this 7th day of October, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Brandon P. Monk, City Attorney**

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: Mayor Agenda Item No. 16

Title for Item (same as to be placed on Agenda): Deliberate and act on a resolution immediately removing Council Member Rhonda Dugas from the Groves Economic Development Corporation Board of Directors.

Party(ies) requesting placement of this item on the agenda: Mayor Chris Borne

Submitted to City Manager's Office on: Date: 10/1/24 Time: 6:16 p.m. By: C. THIBODEAUX

Explanation of Item: Mayor Borne requested this agenda item. The recitals in the accompanying resolution specify the reasons supporting the resolution. The relevant portion of the meeting begins at 2:09:29 in the recording of the September 23, 2024 meeting. The meeting can be found on the City's YouTube channel at [https://youtu.be/R\\_PDCGhgQog?si=8idzZ5o\\_FTYqUBk8](https://youtu.be/R_PDCGhgQog?si=8idzZ5o_FTYqUBk8)

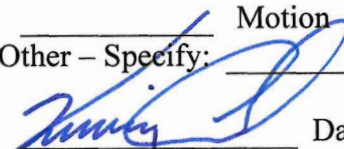
Deadline for Approval: Immediately

Staff Recommendation: None – Council prerogative.

Alternative (if any) for consideration: 1) Revise the terms; 2) Deny the resolution

Identify any attachments to this document: 1) Resolution 2024-09; 2) Article 3.02 of GEDC Bylaws; 3) Sec. 6.D. of the Council Decorum and Procedures Policy.

Specific Council Action Requested: None (Information item only)  Motion   
Ordinance – Number \_\_\_\_\_ Resolution – Number 2024-09 Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/02/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item (if applicable): \$ \_\_\_\_\_  
Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_

**RESOLUTION NO. 2024-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVES, TEXAS, REMOVING COUNCIL MEMBER RHONDA DUGAS FROM THE GROVES ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS; CONDEMNING, DENOUNCING, AND APOLOGIZING FOR THE CONDUCT OF THE SEPTEMBER 23, 2024, MEETING AND THE TREATMENT OF THOSE WITH BUSINESS BEFORE THE BOARD; AND CENSURING CITY COUNCIL MEMBER RHONDA DUGAS.**

**WHEREAS**, on December 7, 2020, Ward Four City Council Member Rhonda Dugas joined the Groves Economic Development Corporation (GEDC) Board of Directors; and

**WHEREAS**, Council Member Dugas was entrusted with the office of President of the GEDC Board on October 23, 2023; and

**WHEREAS**, Article 3.02 of the GEDC Bylaws states that the Board of Directors shall serve at the pleasure of the City Council; and

**WHEREAS**, Section 6.d. of the Council Decorum and Procedures Policy requires that the conduct of Council Members in their official affairs should be above reproach; and

**WHEREAS**, at the September 23, 2024, GEDC Board meeting Council Member and GEDC President Dugas failed as presiding officer to maintain decorum in the meeting; and

**WHEREAS**, at the same GEDC meeting and over the following several days on social media Council Member and GEDC President Dugas harassed and belittled GEDC colleagues as well as members of the public who had business before the GEDC Board;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVES THAT:**

1. It is no longer the pleasure of City Council for Rhonda Dugas to serve on the Board of Directors of the Groves Economic Development Corporation; and
2. The Groves City Council expresses its sincere apologies to those who attended or may have viewed the September 23, 2024, GEDC Board meeting for the conduct of the meeting and the treatment of those with business before the Board; and
3. The Groves City Council condemns and denounces Council Member Dugas' attack on colleagues and citizens in the strongest possible terms and finds such behavior irreconcilable with the responsibilities of a Groves City Council Member



and Officer and Member of the Groves Economic Development Corporation; and

4. City Council Member and GEDC President Rhonda Dugas shall be censured with the public reading of this resolution.

**PASSED, APPROVED, and ADOPTED** at a regular meeting of the City Council of the City of Groves held on the 7th day of October 2024.

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**Chris Borne, Mayor**

**ATTEST:**

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**Clarissa Thibodeaux, City Clerk**

**APPROVED AS TO FORM:**

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**Brandon P. Monk, City Attorney**

**GROVES ECONOMIC DEVELOPMENT CORPORATION**

**CORPORATE BYLAWS**

These Bylaws (referred to as the "Bylaws") govern the affairs of the Groves Economic Development Corporation, a public instrumentality and a non-profit corporation (hereinafter referred to as the "Corporation") created under Section 4B of the Development Corporation Act of 1979, Article 5190.6 of the Revised Civil Statutes of Texas (hereinafter referred to as the "Act").

**Article I. Purpose**

1.01. The Corporation is organized exclusively for the purpose of benefitting and accomplishing public purposes of the City of Groves, Texas, by promoting, assisting and enhancing economic development activities for the City as provided by the Development Corporation Act of 1979, Texas Revised Civil Statutes Annotated Article 5190.6, as amended. The Corporation has no members and is a non-stock corporation.

**Article II. Registered Office and Agent**

2.01. The registered office of the Corporation shall be maintained in the City of Groves, Jefferson County, Texas, where the Corporation shall maintain a registered office and the registered agent as provided in the Act. The Board of Directors shall be authorized to establish additional offices as well, and to change the location of any office of the Corporation.

**Article III. Board of Directors**

**Management of the Corporation and General Powers**

3.01. The affairs of the Corporation shall be managed by a Board of Directors appointed by the Mayor and City Council of the City of Groves. All voting rights shall be vested solely in the Board, whose members shall serve without compensation. In addition to the powers and authorities expressly conferred upon them by these Bylaws, the Board of Directors may exercise all such powers of the Corporation and do all lawful acts and things as are not prohibited by statute or by the Charter or by these Bylaws. Without prejudice to such general powers and other powers conferred by statute, by the Charter and by these Bylaws, it is expressly declared that the Board of Directors shall have the following powers, to-wit:

(i) To purchase, or otherwise acquire for the Corporation, any property, rights, or privileges which the Corporation is authorized to acquire, at such price or consideration and generally on such terms and conditions as they think fit; and at their discretion to pay therefore either wholly or partly in money,

stock, bonds, debentures, or other securities of the Corporation as may be lawful.

(ii) To create, make and issue notes, mortgages, bonds, deeds of trust, trust agreements and negotiable or transferable instruments and securities, secured by mortgage or deed of trust on any real property of the Corporation or otherwise, and to do every other act or thing necessary to effect the same.

(iii) To sell or lease the real or personal property of the Corporation on such terms as the Board may see fit and to execute all deeds, leases and other conveyances or contracts that may be necessary for carrying out the purposes of this Corporation.

(iv) To do all things and take all action authorized by Article 5190.6, as amended.

3.02. The Board shall be composed of seven (7) Directors who shall serve at the pleasure of the City Council. Directors will be selected based on the following:

(i) interest in the work of the Corporation, special expertise and civic service; (ii) at least three (3) of the Directors shall not be employees, officers or members of the governing body of the City of Groves; (iii) at least one (1) Director from each of the four (4) City Wards; and (iv) all Directors shall be residents of the City of Groves.

#### Terms of Office

3.03. The term of office shall be two (2) years or until successors are appointed.

#### Vacancies

3.04. Any vacancy occurring in the Board of Directors will be filled by appointment of the City Council of Groves. The vacancy will be filled for the unexpired term of the Director.

#### Board Attendance

3.05. Unless special consideration is granted by the Board to accommodate directors who are temporarily inactive for good cause, any director who is absent from three (3) consecutive regular or special meetings of the Board may be asked to resign. The Board's decision not to ask for the Director's resignation shall not negate the City Council's authority to do so.



**Reference Copy**

***City Clerk***

# **City of Groves**

## **Council Decorum and Procedures Policy**

**Approved by the City Council on January 28, 2002**



### **Section 5. Presiding Officer**

- a. The Mayor shall be the presiding officer at all meetings of the City Council, and shall be recognized as the head of the City for all ceremonial purposes.
- b. In case of the Mayor's absence or temporary disability, the Mayor Pro Tem shall act in his behalf.

### **Section 6. Council Standards**

- a. Public officials are agents of the public, and hold office for the benefit of the public. Each member of the City Council is bound to uphold the Constitution of the United States and of the State of Texas, to carry out applicable laws and the provisions of the City Charter and Ordinances of the City of Groves on a impartial basis.
- b. Each elected official is bound to observe in his/her official acts the highest standards of morality, and to discharge faithfully the duties of the office regardless of personal considerations, recognizing that the public interest must be their primary concern.
- c. Councilmembers should be independent, impartial and responsible to the citizens, and public office shall not be used for personal gain.
- d. The conduct of each member in both their official and private affairs should be above reproach.
- e. Councilmembers must represent unconflicted loyalty to the interests of the citizens of the entire City. This accountability supercedes any conflicting loyalty such as that to their ward or any other ward, any advocacy or special interest group, or any individual, or membership of (or affiliation with) any company or other private or public organization.

### **Section 7. Council Etiquette**

- a. Councilmembers are to provide advance notice to the City Manager's office in advance of an impending absence, unless the absence is attributable to a sudden unanticipated event. This information is necessary in order for staff to determine in advance whether a quorum will be available for a meeting.
- b. Councilmembers are expected to attend all regularly scheduled Council Meetings, Work Sessions and Executive Sessions, and to be in their seats by the time that the meeting is scheduled to start.
- c. Speaking in Council meetings is prohibited except when recognized by the Mayor.
- d. The Mayor shall be addressed as "Mayor (Surname)", "Your Honor", or "Mr./Madam Mayor". The Mayor Pro Tem and other Councilmembers shall be addressed as "Mayor Pro Tem (Surname)" or "Councilmember (Surname)".
- e. Speaking over others or interrupting while others have the floor is not permitted.
- f. Cell phones and pagers should be turned off or to vibrate during meetings.
- g. If Councilmembers must take a call during a meeting, the call should be taken outside of the meeting room so as to not distract from the proceedings of the meeting.

**Continued.....**

**City of Groves**  
**Agenda Item Information Form**

Council Meeting Date: 10/7/2024 Department: City Manager Agenda Item No. 17

Title for Item (same as to be placed on Agenda): Deliberate and act on the October 7, 2024, Invoice List.

Party(ies) requesting placement of this item on the agenda: City Manager Kevin Carruth

Submitted to City Manager's Office on: Date: 10/2/24 Time: 1:30 p.m. By: C. THIBODEAUX

Explanation of Item: Approval of the invoices for the City that are above \$5,000.

Deadline for Approval: Immediately

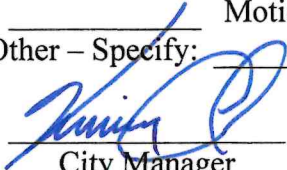
Staff Recommendation: Approval of the list, as presented.

Alternative (if any) for consideration: \_\_\_\_\_

Identify any attachments to this document: Invoice approval list.

Specific Council Action Requested: None (Information item only) \_\_\_\_\_ Motion X

Ordinance – Number \_\_\_\_\_ Resolution – Number \_\_\_\_\_ Other – Specify: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_ Approved:  Date: 10/2/24  
Department Head City Manager

**FUNDING (IF APPLICABLE)**

Are sufficient funds specifically designated and currently available for this purpose? YES  NO   
If yes, specify account no. \_\_\_\_\_ If no, explain and identify intended funding source: \_\_\_\_\_

**PAYMENT REQUEST**

Amount of requested payment \$ \_\_\_\_\_ Cumulative total of payments to date for this project/item  
(if applicable): \$ \_\_\_\_\_ Balance due for this project/purchase (if applicable): \$ \_\_\_\_\_

**ACTION TAKEN BY COUNCIL**

APPROVED:  NOT APPROVED:  Any follow-up action required? YES  NO   
If yes, explain \_\_\_\_\_



**Invoice Approval List - October 7, 2024**

Vendor	Description	Amount
1. Brenntag Southwest, INC	Sodium Hydroxide for water plant	\$ 8,476.87
2. HEAT Safety Equipment LLC	1 new airpack and 3 new 30 year 45 minute SCBA bottles	\$ 11,408.98
3. Lewis F. McClain, JR	Sales tax analysis subscription	\$ 7,855.00
4. Messer, Fort & McDonald	Legal - Personnel Issues, Fire Negotiations legal and travel	\$ 14,566.19
5. Novus Wood Group	Wood chipping and hauling	\$ 40,608.00
6. PVS DX, INC	Chlorine for water plant	\$ 6,861.60
<b>Total</b>		<b>\$ 89,776.64</b>

*KC  
10/2/24*

# PURCHASING DOCUMENT FOR QUOTES ONLY

City of Groves, Dept. of Public Works and Engineering

DATE: October 2, 2024

P.O. NUMBER: 09-38089

TO: Kevin Carruth

FROM: David Molbert

## Purchase Recommendation

<b>Recommended Company:</b> Brenntag Southwest, INC			
<b>Items to be Purchased:</b> Sodium Hydroxide 50% NSF			
ITEM DESC.	QTY	UNIT COST	TOTAL COST
Sodium Hydroxide 50% (Caustic)	1	\$8,467.81	\$8,467.81
738 (DST) Dry Short Ton			\$0.00
11.1098	1		\$0.00
Superfund tax	1	\$9.06	\$9.06
<i>* Note: Purchases greater than \$5000.00 Require Council approval <b>before</b> ordering!</i>			<b>\$8,476.87*</b>

### REASONS FOR PURCHASE:


Sodium Hydroxide (Caustic) used for PH adjustment

### QUOTES

	COMPANY NAME		COST
1.	Brenntag	738 DST	\$ 8,467.81
2.	Vantex Chemical	794 DST	\$ 9,110.36
3.	Univar Solutions	810 DST	\$ 9,293.94
4.			\$
5.			\$

CHARGE NUMBER: 11-5-63-02-120 VENDOR NUMBER: 01-420031

Requested by:  Date: 10-2-24

Approved by:  Date: 10/2/24  
(PW Director)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Manager)

Date Council Approved \_\_\_\_\_

P U R C H A S E O R D E R

City of Groves

PURCHASE ORDER # 09-38082

09/25/2024

ISSUED TO: VEND #: 01-23283  
H E A T SAFETY EQUIPMENT LLC  
5465 CURRAN ROAD  
VON ORMY, TX 78073

SHIP TO:  
City of Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619  
Purchasing Department

UNITS	DESCRIPTION	G/L ACCOUNT		PRICE	AMOUNT
0.00	PACK AND BOTTLES 1 NEW AIRPACK AND 3 NEW 30 YEAR 45 MINUTE SCBA BOTTLES	01 -5-32-09-470	AIR PACKS	0.00	11,408.98

RECEIVED  
SEP 26 2024  
FINANCE

\*\*\* TOTAL \*\*\* 11,408.98

ORDERED BY: LANCE BILLEAUD

APPROVED BY: LANCE BILLEAUD



H E A T Safety Equipment LLC.

# Invoice

5465 Curran Rd.  
 Von Ormy, Texas 78073  
 Ph. (210) 624-2320

Date	Invoice #
9/16/2024	24-103827

<b>Bill To</b>
Groves Fire Department 6150 Short St Groves, Tx 77619

<b>Ship To</b>
Groves Fire Department 5911 W Washington Blvd Groves, TX 77619

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
09-38028	NET 30	JFS	9/16/2024	FEDEX		

Quantity	Item Code	Description	Price Each	Amount
1	ATO	X8814021005303 3M™ Scott™ Air-Pak™ X3 Pro SCBA with CGA X8814021005303, 4500, E-Z Flo+, Continuous Hose, Pak-Tracker	6,501.07	6,501.07
3	804722-35	3M™ Scott™ Cyl&Valve Assy 804722-35, 30 Yr, CGA, 4.5, 45 Min, 1 ea/Case 3M Catalog #: 804722-35, 3M Stock #: 7012474147, Previous 3M Stock #: XP100306784	1,635.97	4,907.91

			<b>Total</b>	\$11,408.98
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P U R C H A S E   O R D E R

City of Groves

PURCHASE ORDER # 09-38126

10/01/2024

ISSUED TO:                   VEND #: 01-23828  
LEWIS F. MCCLAIN, JR  
DBA CITYBASE, NET  
4906 MORNING GLORY WAY  
MCKINNEY, TX

SHIP TO:  
City of Groves City Hall  
3947 Lincoln Avenue  
Groves, TX       77619  
Purchasing Department

UNITS	DESCRIPTION	G/L ACCOUNT		PRICE	AMOUNT
0.00	SALES TAX SUBSCRIPTION SALES TAX ANALYSIS SUBSCRIPTION	01 -5-99-06-200	COMPUTER SYSTEM/SOFTWARE	0.00	7,855.00

**RECEIVED**  
**OCT 01 2024**  
**FINANCE**

\*\*\* TOTAL \*\*\*                   7,855.00

ORDERED BY: LAMAR OZLEY

APPROVED BY: LAMAR OZLEY





P U R C H A S E O R D E R

City of Groves

PURCHASE ORDER # 09-38120

09/30/2024

ISSUED TO: VEND #: 01-23548  
MESSER, FORT & MCDONALD  
6371 PRESTON RD, SUITE 200  
FRISCO, TX 75034

SHIP TO:  
City of Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619  
Purchasing Department

UNITS	DESCRIPTION	G/L ACCOUNT	PRICE	AMOUNT
0.00		01 -5-03-07-650	LEGAL FEES	110.00
0.00		01 -5-03-07-650	LEGAL FEES	6,707.90
0.00		01 -5-03-07-650	LEGAL FEES	7,485.20
0.00		01 -5-03-07-650	LEGAL FEES	220.00
0.00		01 -5-03-07-650	LEGAL FEES	43.09
	Legal - Personnel Issues, Fire Negotiations legal and travel			

RECEIVED  
OCT 02 2024  
FINANCE

\*\*\* TOTAL \*\*\* 14,566.19

ORDERED BY: \_\_\_\_\_

APPROVED BY: STEPHANIE GASPARD

PACKET NO: 33821-Legal

REQ.#: 09-38120 VENDOR: 01-23548 MESSER, FORT & MCDONALD

09

STATUS: NEW APPROVED BY: STEPHANIE GASPARD ISSUED: 9/30/2024 RELEASE FLAG:  
 DEPT: HR ORDERED BY: EST DEL: 9/30/2024 RECEIVE FLAG: N  
 SHIP-TO: CH City of Groves City Hall  
 ATTN: Purchasing Department

P.O. DESCRIPTION: Legal - Personnel Issues, Fire Negotiations legal  
 and travel

				===== ORDERED =====			
ITEM	G/L	ACCOUNT	DESCRIPTION/ NAME	REFERENCE	UNITS	PRICE	AMOUNT
1	01	5-03-07-650	LEGAL FEES	24413			110.00
2	01	5-03-07-650	LEGAL FEES	24412			6,707.90
3	01	5-03-07-650	LEGAL FEES	24410			7,485.20
4	01	5-03-07-650	LEGAL FEES	24411			220.00
5	01	5-03-07-650	LEGAL FEES	24414			43.09
						TOTAL ORDERED	14,566.19

P.O. SUBTOTALS BY G/L ACCOUNT	ACCOUNT	NAME	LINES	AMOUNT
01	5-03-07-650	LEGAL FEES	5	14,566.19
** TOTALS **			5	14,566.19

P.O. TOTALS BY MONTH	FUND	MONTH	ITEMS	AMOUNT
	01	9/2024	5	14,566.19
	** TOTALS **		5	14,566.19

P.O. TOTALS BY DEPARTMENT	DEPARTMENT	PO'S	AMOUNT
	HR	1	14,566.19
	** TOTALS **	1	14,566.19

P.O. TOTALS BY STATUS		PO'S	AMOUNT
	NEW	1	14,566.19
	OUTSTANDING	0	0.00
	** TOTALS **	1	14,566.19

TOTAL SUSPENDED PO'S		PO'S	AMOUNT
	SUSPENDED	0	0.00



P.O. TOTALS BY G/L ACCOUNT

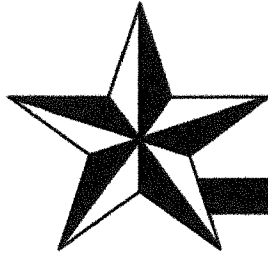
YEAR	ACCOUNT	NAME	PO'S	AMOUNT	=====LINE ITEM=====			=====GROUP BUDC	
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUI AVAIL
2023-2024	01 5-03-07-650	LEGAL FEES	1	14,566.19	50,000	47,302.50			
	**	23-24 YEAR TOTALS	**	14,566.19					

\*\*\*\*\*

\*\* ERROR SECTION \*\*

REQUISITION #	P. O. #	MESSAGE	OTHER INFO
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NO WARNING(S)  
NO ERROR(S)



# MESSER \* FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

6371 Preston Road  
Ste. 200  
Frisco, TX 75034  
9726686400  
txmunicipallaw.com

September 29, 2024

**Stephanie Gaspard**  
Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619

**Invoice Number: 24410**  
Invoice Period: 06-01-2024 - 06-30-2024

Payment Terms: Net 30

**RE: Collective Bargaining**

Legal Matters

**Time Details**

Date	Professional	Description	Hours	Rate	Amount
06-03-2024	CL	Attention to email from Ms. Gaspard, draft notes for attorney, draft response to Ms. Gaspard, and update file for attorney review (.3)	0.30	95.00	28.50
06-03-2024	MC	Attention to ground rules and revisions to same.	0.20	275.00	55.00
06-04-2024	CL	Preparing Collective Bargaining Agreement for signature (.5); Review email from Ms. Gaspard, draft response and forward executed document on behalf of attorney, update file for attorney review (.2); Review email from Ms. Gaspard requesting a 30-minute conference with attorney, review attorney calendar, and message attorney to confirm times (.2);	0.90	95.00	85.50
06-04-2024	MC	Attention to revisions to ground rules and upcoming conference.	0.30	275.00	82.50
06-05-2024	CL	Attention to email from Ms. Gaspard to Ms. Cranford with link needed for their meeting, update file for attorney review (.1); Review message from Ms. Cranford, draft calendar invite for a phone conference with Ms. Gaspard, respond to Ms. Cranford (.2)	0.30	95.00	28.50
06-05-2024	MC	Review correspondence from Ms. Gaspard and supporting document.	0.30	275.00	82.50

Invoice Number: 24410

Page 1 of 3

Date	Professional	Description	Hours	Rate	Amount
06-06-2024	CL	Confer with Ms. Cranford regarding today's conference call with Ms. Gaspard (.1); Attention to email from Ms. Gaspard regarding the Assistant Fire Chief Change, update file for attorney review (.1); Attention to email from Ms. Gaspard to Ms. Cranford with corrected document, update file for attorney review (.1)	0.30	95.00	28.50
06-06-2024	MC	Telephone conference with Mr. Caruth and city staff regarding collective bargaining strategy and review follow up correspondence regarding same.	1.20	275.00	330.00
06-10-2024	CL	Attention to email from Mr. Carruth regarding collective bargaining agreement and attention to responses to Mr. Carruth, forward executed agreement, and update file for attorney review	0.70	95.00	66.50
06-11-2024	CL	Attention to email from Ms. Gaspard to Ms. Cranford regarding two matters, draft notes for attorney, and update file for attorney review (.2); Attention to email from Ms. Gaspard, assist attorney in correcting Union Proposals - City Responses document, draft response to Ms. Gaspard (.4)	0.60	95.00	57.00
06-11-2024	MC	Continue drafting summary, revising agreement and performing relevant legal research regarding pending bargaining and transmit same to Ms. Gaspard.	2.30	275.00	632.50
06-12-2024	CL	Update file for attorney review with communication between Ms. Gaspard and Ms. Cranford	0.10	95.00	9.50
06-14-2024	MC	Exchange correspondence with Ms. Gaspard regarding bargaining discussion.	0.20	275.00	55.00
06-17-2024	MC	Preparation for upcoming bargaining meetings including review of comparative documents.	0.70	275.00	192.50
06-21-2024	CL	Review notes regarding Ms. Cranford's upcoming meeting in City, confer with attorney, and update notes (.2); Attention to email with attachment from Ms. Gaspard to Ms. Cranford regarding GPFA Electioneering Document, update file for attorney review (.1)	0.40	95.00	38.00
06-24-2024	MC	Prepare for upcoming collective bargaining.	0.20	275.00	55.00
06-25-2024	CL	Attention to emails between Ms. Cranford and Ms. Gaspard regarding their meeting and location, update file for attorney review (.1); Attention to email with attached draft from Mr. Billeaud, update file for attorney review (.1)	0.20	95.00	19.00
06-25-2024	MC	Travel to and prepare for collective bargaining meeting.	6.80	275.00	1,870.00
06-26-2024	MC	Prepare for and attend collective bargaining meeting.	9.40	275.00	2,585.00
06-28-2024	MC	Review correspondence from Ms. Gaspard regarding	0.20	275.00	55.00

Invoice Number: 24410

Page 2 of 3



Date	Professional	Description	Hours	Rate	Amount
		pending negotiations.			
06-28-2024	CL	Attention to email from Ms. Gaspard with attached Fire Negotiations, draft notes for attorney, and update file for attorney review (.2); Attention to emails exchanged between Ms. Cranford and Ms. Cross regarding the City's Collective Bargaining, update file for attorney review (.1)	0.30	95.00	28.50
<b>Total</b>			25.90		6,384.50

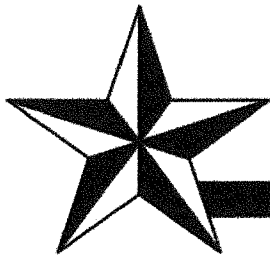
### Time Summary

Professional	Hours	Amount
Careese LaRoque	4.10	389.50
Melissa Cranford	21.80	5,995.00
<b>Total</b>		6,384.50

### Expenses

Date	Expense	Description	Amount
06-24-2024	Miscellaneous	Avis Car Rental	95.96
06-25-2024	Miscellaneous	Lyft Charges	26.76
06-25-2024	Miscellaneous	DFW Airport Charges	13.74
06-25-2024	Air Fare	Air Fare	618.95
06-26-2024	Miscellaneous	Lyft Charges	35.91
06-26-2024	Miscellaneous	Lyft Charges	7.28
06-27-2024	Lodging expense	Lodging expense - Marriott	302.10
<b>Total Expenses</b>			1,100.70

<b>Total for this Invoice</b>	7,485.20 ←
<b>Previous Invoice Balance</b>	552.00
Payment - 79956 on 08-12-2024	(552.00)
<b>Total Amount to Pay as of 09-29-2024</b>	14,413.10



# MESSER \* FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

6371 Preston Road  
Ste. 200  
Frisco, TX 75034  
9726686400  
txmunicipallaw.com

September 29, 2024

**Stephanie Gaspard**  
Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619

Invoice Number: 24411 ✓  
Invoice Period: 08-01-2024 - 08-31-2024

Payment Terms: Net 30

**RE: Collective Bargaining**

Legal Matters

### Time Details

Date	Professional	Description	Hours	Rate	Amount
08-13-2024	MC	Exchange correspondence with Chief Billeaud regarding pending agreement.	0.30	275.00	82.50
08-19-2024	MC	Exchange correspondence with Mr. Tellez regarding pending personnel matter and provide update to client.	0.30	275.00	82.50
08-20-2024	MC	Exchange correspondence with Mr. Tellez regarding collective bargaining agreement and provide update to bargaining team.	0.20	275.00	55.00
<b>Total</b>			0.80		220.00

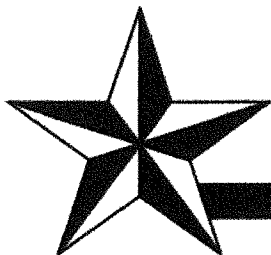
### Time Summary

Professional	Hours	Amount
Melissa Cranford	0.80	220.00
<b>Total</b>		220.00

<b>Total for this Invoice</b>	<u>220.00</u>
<b>Previous Invoice Balance</b>	552.00
Payment - 79956 on 08-12-2024	(552.00)
<b>Total Amount to Pay as of 09-29-2024</b>	14,413.10

Invoice Number: 24411

Page 1 of 1



# MESSER \* FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

6371 Preston Road  
Ste. 200  
Frisco, TX 75034  
9726686400  
txmunicipallaw.com

September 29, 2024

**Stephanie Gaspard**  
Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619

*✓ # 23548  
01-5-03-07-650*

**Invoice Number: 24413**

Invoice Period: 08-01-2024 - 08-31-2024

Payment Terms: Net 30

**RE: Personnel**

Legal Matters

### Time Details

Date	Professional	Description	Hours	Rate	Amount
08-14-2024	MC	Telephone conference with Ms. Gaspard regarding pending personnel matter.	0.40	275.00	110.00
<b>Total</b>			0.40		110.00

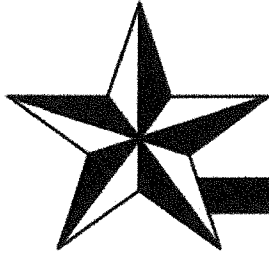
### Time Summary

Professional	Hours	Amount
Melissa Cranford	0.40	110.00
<b>Total</b>		110.00

<b>Total for this Invoice</b>	110.00
<b>Previous Invoice Balance</b>	927.50
Payment - 79956 on 08-12-2024	(927.50)
<b>Total Amount to Pay as of 09-29-2024</b>	153.09







# MESSER \* FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

6371 Preston Road  
Ste. 200  
Frisco, TX 75034  
9726686400  
txmunicipallaw.com

September 29, 2024

**Stephanie Gaspard**  
Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619

**Invoice Number: 24414**  
Invoice Period: 06-01-2024 - 06-30-2024

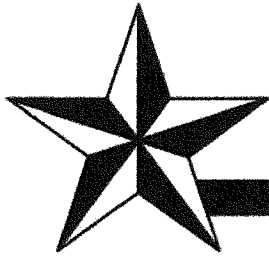
Payment Terms: Net 30

**RE: Personnel**

Legal Matters

## Expenses

Date	Expense	Description	Amount
06-27-2024	None	Lift charge from DFW airport to Keller, TX.	43.09
<b>Total Expenses</b>			<b>43.09</b>
<b>Total for this Invoice</b>			<b>43.09</b>
<b>Previous Invoice Balance</b>			<b>927.50</b>
Payment - 79956 on 08-12-2024			(927.50)
<b>Total Amount to Pay as of 09-29-2024</b>			<b>153.09</b>



# MESSER \* FORT

THE MUNICIPAL LAW FIRM

FRISCO | DALLAS | AUSTIN | ABILENE

6371 Preston Road  
Ste. 200  
Frisco, TX 75034  
9726686400  
txmunicipallaw.com

September 29, 2024

**Stephanie Gaspard**  
Groves City Hall  
3947 Lincoln Avenue  
Groves, TX 77619

**Invoice Number: 24412**  
Invoice Period: 07-01-2024 - 07-31-2024

Payment Terms: Net 30

**RE: Collective Bargaining**

Legal Matters

### Time Details

Date	Professional	Description	Hours	Rate	Amount
07-08-2024	MC	Attention to bargaining strategy and exchange correspondence with Mr. Carruth regarding same.	0.40	275.00	110.00
07-10-2024	MC	Prepare for and conference with bargaining team, prepare correspondence to Mr. Tellez regarding pending offer.	0.80	275.00	220.00
07-11-2024	MC	Prepare for and telephone conference with Mr. Tellez and follow up telephone conference with Mr. Carruth and Ms. Gaspard.	0.50	275.00	137.50
07-12-2024	MC	Work on revisions to collective bargaining agreement.	0.40	275.00	110.00
07-18-2024	MC	Attention to preparation for upcoming collective bargaining meeting.	0.70	275.00	192.50
07-22-2024	MC	Prepare for and attend planning meeting for collective bargaining.	8.20	275.00	2,255.00
07-23-2024	MC	Prepare for and attend collective bargaining meeting and confer with Mr. Carruth and Ms. Gaspard regarding follow up actions.	8.20	275.00	2,255.00

Invoice Number: 24412

Page 1 of 2

Date	Professional	Description	Hours	Rate	Amount
07-25-2024	MC	Revise and finalize collective bargaining agreement and transmit same to City team for review.	0.90	275.00	247.50
<b>Total</b>			20.10		5,527.50

**Time Summary**

Professional	Hours	Amount
Melissa Cranford	20.10	5,527.50
<b>Total</b>		5,527.50

**Expenses**

Date	Expense	Description	Amount
07-22-2024	Air Fare	Air Fare	768.96
07-22-2024	Miscellaneous	Avis Car Rental	72.70
07-22-2024	Cab Fare	Lyft Charge	32.21
07-23-2024	Cab Fare	Lyft Charge	41.93
07-23-2024	Lodging expense	Residence Inn	264.60
<b>Total Expenses</b>			1,180.40

<b>Total for this Invoice</b>	6,707.90
<b>Previous Invoice Balance</b>	552.00
Payment - 79956 on 08-12-2024	(552.00)
<b>Total Amount to Pay as of 09-29-2024</b>	14,413.10



P U R C H A S E   O R D E R

City of Groves

PURCHASE ORDER # 09-37854

08/20/2024

ISSUED TO:                    VENDOR #: 01-380086  
NOVUS WOOD GROUP  
6002 DEBBIELOU GARDENS DR  
  
HOUSTON, TX 77034

SHIP TO:  
City of Groves Public Works  
4925 McKinley Street  
Groves, TX        77619  
Purchasing Department

UNITS	DESCRIPTION	G/L ACCOUNT	PRICE	AMOUNT	
7,638.00	WOOD CHIPPING	05 -5-55-05-160	GREEN WASTE CONTRACT	3.50	26,733.00
0.00	EQUIP MOBILE	05 -5-55-05-160	GREEN WASTE CONTRACT	0.00	6,000.00
45.00	HAULING	05 -5-55-05-160	GREEN WASTE CONTRACT	175.00	7,875.00
	\$3.50 PER CUBIC YARD AT 7638 CUBIC YARDS-				
	\$26,890.50				
	EQUIPMENT MOBILIZATION-\$6,000.00				
	EST.LOADS-45 AT \$175.00 PER LOAD-\$7,825.00				
	ESTIMATED				

**RECEIVED**  
**SEP 20 2024**  
**FINANCE**

\*\*\* TOTAL \*\*\*                    40,608.00

ORDERED BY: GLEN BOUDOIN

APPROVED BY: TROY W. FOXWORTH



6002 DEBBIELOU GARDENS DR. HOUSTON, TX 77034  
 PHONE: 281/922-1000  
 FAX: 281/922-1474

INVOICE NUMBER: 0416955-IN  
 INVOICE DATE: 9/18/2024

OUR ORDER NUMBER:  
 ORDER DATE:  
 DATE SHIPPED:  
 CUSTOMER NO: 10-GRO100

*PO # 09-37854  
 Packet # 33586  
 Final Invoice*

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City of Groves  
 PO Box 846  
 Groves, TX 77619

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CUST. ORDER#			SHIPPED VIA	F.O.B.	TERMS		
09-37854					Net 30 Days		
QTY. ORDERED	QTY. SHIPPED	BACK ORDER	STOCK NUMBER / DESCRIPTION		UNIT PRICE	UNIT	AMOUNT
			7,638.000	Wood Grinding Service	3.500	QUOT	\$ 26,733.00
			1.000	Equipment Mobilization	6,000.000	QUOT	\$ 6,000.00
			45.000	Transportation	175.000	QUOT	\$ 7,875.00

Net Invoice:	\$	40,608.00
Freight:	\$	0.00
Sales Tax:	\$	0.00
<b>INVOICE TOTAL:</b>	<b>\$</b>	<b>40,608.00</b>

A SERVICE CHARGE OF 1½% PER MONTH WILL APPLY AFTER DUE DATE OF THIS INVOICE.

REMIT TO: 6002 DEBBIELOU GARDENS DR.  
 HOUSTON, TEXAS 77034

# PURCHASING DOCUMENT FOR QUOTES ONLY

City of Groves, Dept. of Public Works and Engineering

DATE: September 30, 2024

P.O. NUMBER: 09-38107

TO: Kevin Carruth

FROM: David Molbert

## Purchase Recommendation

<b>Recommended Company:</b> PVS DX, INC			
<b>Items to be Purchased:</b> Chlorine			
ITEM DESC.	QTY	UNIT COST	TOTAL COST
CHLORINE	1	\$6,840.00	\$6,840.00
8,000 LB at \$0.8550			\$0.00
Super Fund	1	\$21.60	\$21.60
			\$0.00
<i>* Note: Purchases greater than \$5000.00 Require Council approval <b>before</b> ordering!</i>			<b>\$6,861.60*</b>

### REASONS FOR PURCHASE:

Chlorine used for disinfection

### QUOTES RECEIVED

#	COMPANY NAME	DATE	COST
1.	SOLE SOURCE	OCT 02 2024	\$
2.			\$
3.		FINANCE	\$
4.			\$
5.			\$

CHARGE NUMBER: 11-5-63-02-120 VENDOR NUMBER: 23739

Requested by: *David Molbert* Date: 9-30-24

Approved by: *[Signature]* Date: 9-30-2024  
(PW Director)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Manager)

Date Council Approved \_\_\_\_\_