

Notice of Regular Meeting

June 9, 2025, 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/86504485704> 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. Deliberate and act to approve the minutes of the May 27, 2025, City Council Meeting.
9. Deliberate and act to approve the minutes of the May 27, 2025, Joint Public Hearing.
10. Receive the minutes of the May 27, 2025, Planning and Zoning Meeting.
11. Receive the minutes of the June 2, 2025, Planning and Zoning Meeting.
12. Hear introduction and swearing-in of new Deputy Marshal.
13. Deliberate and act on Ordinance 2025-10, amending Code of Ordinances Chapter 25 – Traffic, to add Article IX. – Temporary Golf Cart Ordinance.
14. Deliberate and act on Ordinance 2025-11, authorizing a Specific Use Permit for apartments at 5500 39th St.
15. Deliberate and act on the June 9, 2025, Invoice List.

Closing Agenda

16. Hear and deliberate on Council Member comments.
17. 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 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 June 6, 2025, at _____ AM/PM.

City of Groves

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 Department: City Manager Agenda Item No. 8

Title for Item (same as to be placed on Agenda): Deliberate and act to approve the minutes of the May 27, 2025, City Council Meeting.

Party(ies) requesting placement of this item on the agenda: Clarissa Thibodeaux, City Clerk

Submitted to City Manager's Office on: Date: 6/4/25 Time: 9:20 a.m. By: C. THIBODEAUX

Explanation of Item: _____

Deadline for Approval: Immediately.

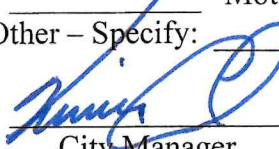
Staff Recommendation: Approval of minutes, as presented.

Alternative (if any) for consideration: _____

Identify any attachments to this document: May 27, 2025, City Council Minutes.

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

Ordinance – Number _____ Resolution – Number _____ Other – Specify: _____

Signed: _____ Date: _____ Approved:  Date: 06/04/25

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 May 27, 2025, in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Pete Konidis, Councilmember Mark McAdams, Councilmember Brandon Holmes, and Councilmember Rae Shauna Gay in attendance. Mayor Borne called the meeting to order and welcomed the attendees and news media. Ken Loftin from VFW 4820 then led the prayer and pledge of allegiance.

Mayor Borne asked for reports, and Marshal Christopher Robin then reported on the social media post about using golf carts, ATVs, mini bikes, e-bikes, and similar vehicles on city streets. Marshal Robin stated that this post was not only necessary, but it was also responsible. This notice was not created in response to a specific incident or a complaint in particular, but was a proactive measure to clarify the laws already in place under the Texas transportation code. We made this post to prevent confusion, but most importantly, to protect the safety of our citizens and particularly our children. Marshal Robin then stated it is worth noting that our City does not have a local ordinance that governs golf carts. We also do not maintain a golf course or any other infrastructure that would legally accommodate the routine usage of golf carts within our transportation network. As such, golf carts, ATVs, and similar nonstandard vehicles are illegal on public roadways within our jurisdiction. Without such a label framework, their use on our street violates State Law. Marshal Robin then stated that summer brings warm weather and a noticeable increase in these types of vehicles, often operated by children or teenagers with no license or training. The purpose of the public notice that was put on the Groves Police Department Facebook page today was to educate families before an incident occurs, to clarify state laws that may be misunderstood, and to prevent injury or loss of life. Marshal Robin wanted to make it clear that the operation of any of these types of vehicles by underage drivers will not be tolerated. Marshal Robin stated that our job is not only to respond to danger but to prevent that danger when we can do so.

The following report was from Mr. Ken Loftin, Commander Elect from VFW 4820 in Port Neches. Mr. Loftin reported that for many people, the last Monday in May marks the unofficial start of Summer, but it holds a greater significance. Memorial Day commemorates the day that brave men and women have given their lives for our great Nation. In the beginning, Memorial Day was created to beautify the graves of those who fought and died in the Civil War. Those men and women who gave their lives in battle paid the ultimate price; they deserve our honor and respect. The United States and the freedom for which it stands, for which they died, must endure and prosper. Their lives remind us that freedom is not bought at a discount; it has a heavy price. Memorial Day is a day of remembrance and reflection.

Mayor Borne then called for citizen comments. Harold Alvarez of 4241 Dogwood stated that he can't drive a car and uses his golf cart to get around. Mr. Alvarez asked not to punish everyone because certain kids drive golf carts. Mr. Alvarez also suggested putting a dog park in the City of Groves. Mr. Alvarez also stated that the cars parked on the street next to him were on the wrong side of the street.

Hannah Myers of 5049 Foster Avenue also expressed concern about golf carts and the City of Groves' ability to adopt an ordinance like Nederland and Port Neches. Ms. Myers noted that she spent a lot of money to ensure that her golf cart was legalized.

Regina Kelley of 4799 McKinley Avenue would like to reiterate Ms. Myers's statement. The Groves Police Department told Ms. Kelley what was needed to make her golf cart legal, but now she can't use it.

Alfred Gorman of 6465 Coolidge asked about the status of tearing down the condemned houses, and Mayor Borne informed Mr. Gorman that someone would have to contact him.

Harold Alvarez of 4241 Dogwood wanted to speak again. Mr. Alvarez stated that keeping the kids safe is the most important part of the golf cart situation. There were no more citizen comments.

DELIBERATE AND ACT TO APPROVE THE MINUTES OF THE MAY 12, 2025, CITY COUNCIL MEETING: Mayor Pro Tem Konidis made a motion to deliberate and act to approve the minutes of the May 12, 2025, City Council Meeting, and Councilmember McAdams seconded. There were no questions, and the motion passed unanimously.

RECEIVE THE MINUTES OF THE MAY 19, 2025, PLANNING AND ZONING MEETING: Mayor Borne stated that all the Council members have received a copy of the May 19, 2025, Planning and Zoning Meeting Minutes.

HEAR INTRODUCTION AND SWEARING-IN OF NEW DEPUTY MARSHAL: Marshal Christopher Robin addressed the Council, stating that we call ourselves a community-based policing entity, and we need to know our community and our community needs to know who we are as well. Marshal Robin then introduced Deputy Wren Miller, who recently graduated from the LIT Regional Police Academy back on May 16th of this year. Marshal Robin then read a brief bio and Mr. Miller's statement. Marshal Robin then swore in Deputy Miller.

PRESENTATION OF A LIFE SAVING AWARD TO DEPUTY RICHARD "CHAESE" POSS IN RECOGNITION OF HIS HEROIC ACTIONS ON JANUARY 21, 2025: Marshal Robin stated that he wanted to honor Deputy Richard "Chaese" Poss for his heroic actions that occurred on January 21, 2025. Deputy Poss responded to what appeared to be an accidental 911 hang-up call, but what unfolded was a high-stakes, potentially deadly situation. Upon arrival and during uncharacteristically icy weather, Deputy Poss immediately noticed the front door slightly ajar and saw a frantic woman inside. The woman attempted to downplay any need for police response; however, her clothes were visibly soaked with blood. After noticing blood splatter inside the home, he decided to enter under exigent circumstances to render aid to whomever may be injured inside the residence. When inside, he encountered a chaotic and volatile scene: a seriously injured man pleading for help, a distressed spouse, and a juvenile suspect holding a knife. Despite these circumstances, he gave clear verbal commands and, with restraint, de-escalated the situation without further injury to anyone. Ultimately, taking the juvenile into custody and providing life-saving intervention to the injured man. His actions reflect exemplary training, sound judgment, and a deep commitment to public safety. Marshal Robin then presented Deputy Richard "Chaese" Poss the life-saving award.

DELIBERATE AND ACT ON APPROVAL OF A REPLAT OF 5948 CAROLINA AVENUE, LEGAL DESCRIPTION TR 22-A REPLAT OF LTS 22 & 23 BLK 4 DIXIE GARDENS: Councilmember Gay made a motion to deliberate and act on approval of a replat of 5948 Carolina Avenue, legal description TR 22-A replat of LTS 22 & 23 BLK 4 DIXIE GARDENS, and Councilmember Holmes seconded. Mayor Pro Tem Konidis stated that he attended the Planning and Zoning meeting regarding this replat and that this replat looked good regarding the following of our ordinances and guidelines. Planning and Zoning Chairman Craig Plokhoooy stated the replat meets all requirements and Planning and Zoning has no issues with granting this replat. Motion passed unanimously.

DELIBERATE AND ACT TO RATIFY CITY MANAGER'S AUTHORIZATION OF EMERGENCY PIPE BURSTING PROJECT FOR SEWER MAIN BETWEEN MCKINLEY AND ROOSEVELT: Councilmember McAdams made a motion to deliberate and act to ratify City Manager's authorization of emergency pipe bursting project for sewer main between McKinley and Roosevelt. Mayor Pro Tem Konidis seconded. City Manager Kevin Carruth stated this project is complete and that Assistant Public Works Director Glen Boudoin will give a brief report. Mr. Boudoin explained that there was a sinkhole that they dug up, and discovered a 10-inch

concrete pipe had collapsed. Upon inspection, it was found that the entire line between Roosevelt and McKinley was deteriorated beyond repair. After bidding, the job was awarded to To-Mex Construction, LLC, and they did a very good job. There were no further questions, and the motion passed unanimously.

INVOICES: City Manager Kevin Carruth presented invoices for payment totaling \$182,292.88 as follows:

| | | | |
|-----|-----------------------|--|-------------|
| 1. | Chemtex Environmental | Lab charges for TCEQ Permit Effluent Testing April 2025. | \$5,610.00 |
| 2. | City of Port Arthur | Landfill sludge disposal March & April 2025. | \$8,060.00 |
| 3. | City of Port Arthur | Landfill fees 2/26/25 - 3/25/25 | \$18,060.00 |
| 4. | City of Port Arthur | Landfill fees 3/26/25 – 4/25/25 | \$20,660.00 |
| 5. | GrantWorks, INC. | ARPA Grant admin services fees payments 3 & 4. | \$14,400.00 |
| 6. | GFL Environmental | Sludge disposal April 2025. | \$6,614.72 |
| 7. | ICM | Replacement of broken A/C unit at Public Works. | \$9,582.00 |
| 8. | Living Earth | Kiddie cushion mulch for playgrounds. | \$5,961.50 |
| 9. | PVS DX, INC. | CL2 and SO2 for Waste Water Plant. | \$12,861.60 |
| 10. | Republic Services | Sludge disposal April 2025. | \$5,651.16 |
| 11. | Republic Services | Dumpster service for April 2025. | \$9,738.81 |
| 12. | Sunbelt Rental | Rental of 4" pump and hoses to supply water for beltpress project. | \$5,593.09 |

- | | | |
|------------------------------|--|-------------|
| 13. To-Mex Construction, LLC | McKinley-Roosevelt emergency sewer line replacement. | \$59,500.00 |
|------------------------------|--|-------------|

Councilmember Holmes made a motion to deliberate and act on the May 27, 2025, invoice list, which Councilmember Gay seconded. Mayor Borne asked for questions, and Mayor Pro Tem Konidis asked if the mulch for the playground came out of the parks budget. City Manager Kevin Carruth stated it did, and it is an annual expense. The motion passed unanimously.

CITY COUNCIL WILL HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

- A. SECTION 551.071 (1) (A) – CONSULTATION WITH ATTORNEY WHEN THE GOVERNMENTAL BODY SEEKS THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION.

The City Council went into Executive Session at 5:41 p.m.

The Council reconvened in an Open Session at 6:12 p.m.

Mayor Borne asked for Council comments, and Mayor Borne welcomed Wren Miller to the Police Department and congratulated Deputy Poss.

There was no further business, and the meeting was adjourned at 6:13 p.m.

Mayor

ATTEST:

City Clerk

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 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 May 27, 2025, Joint Public Hearing.

Party(ies) requesting placement of this item on the agenda: Clarissa Thibodeaux, City Clerk

Submitted to City Manager's Office on: Date: 6/4/25 Time: 2:20 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: May 27, 2025, Joint Public Hearing Minutes.

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

Ordinance – Number _____ Resolution – Number _____ Other – Specify: _____

Signed: _____ Date: _____ Approved: [Signature] Date: 06/05/25
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 on May 27, 2025, in the Groves City Council Chamber with Mayor Chris Borne, Mayor Pro Tem Pete Konidis, Councilmember Mark McAdams, Councilmember Brandon Holmes, and Councilmember Rae Shauna Gay in attendance.

Mayor Borne called the meeting to order at 6:14 p.m. and read the notice of the 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 Tuesday, May 27, 2025, directly following the regular City Council Meeting at 5:00 p.m. at 3947 Lincoln Avenue, Groves, Texas request by business owners for listed herein:

To consider a request from Mr. Brett Smith, granting him a Specific Use Permit for an apartment project at 5500 39th St., TRS 1&2 OF E ½ L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.704 AC."

Mayor Borne asked if Mr. Brett Smith could speak on the project. Mr. Smith stated that he is from the area and has always wanted to see Groves do well. He then said that this particular property has been a cancer for the last 13 or 14 years. He wants to tear down the old hospital and build luxury apartments there. Mr. Smith stated he is working with the same people who built the luxury RV Park down the road, so you know the apartments will be nice.

Mayor Borne asked the Council if they had any questions. Mayor Pro Tem Konidis asked Mr. Smith to explain what exactly he wanted to put up there. Mr. Smith stated that there would be 204 units, the entrance and exit would be on Hwy 73, they would be gated with an 8-10-foot fence, 24-hour security, a swimming pool, a weight room, a dog park, and some handicapped/senior apartments in the back. Mr. Smith also stated that all apartments will be at least 1,000 square feet and all city codes will be met. Mayor Pro Tem Konidis asked Public Works Director Troy Foxworth if these apartments would burden our City's infrastructure. Mr. Foxworth stated that he was worried about the sewer line, but this sewer would run to the North Plant service area, and the apartments would be less of a burden than the former hospital. Councilmember McAdams asked Chief Billeaud if this would give first responders adequate egress, and Chief Billeaud stated that he hasn't seen any drawings with the dimensions, but whoever designed it should have looked at the local fire code. City Manager Kevin Carruth noted that it would be part of the process for the plan review.

Mr. Smith stated that there will be an entrance/exit strictly for the Fire Department. Mayor Borne asked that when this comes back to the Council, he would like to see some estimated values for water/wastewater. Mayor Borne then wondered if we would foresee any cost to the City for infrastructure repair, or any additional cost that could come to us if this project were to be allowed. City Manager Kevin Carruth stated that he doesn't foresee any hard costs for the City but there would be incremental costs for city services to serve the additional population. Councilmember McAdams asked if there were any other plans for any buildings in the front, and Mr. Smith stated that they were not at this time. Mr. Smith also noted that DD7 informed them that everything looked okay on their end. There were no further questions from the Council.

Mayor Borne then asked for questions from the Planning and Zoning Committee. Mr. Campise asked if they would have an ingress and egress with two separate entrances for emergency vehicles, and Mr. Smith stated they were. Mayor Borne commended the Planning and Zoning Committee for the details they provided at their original meeting. Planning and Zoning

Committee then asked if any of the structures are butting up to the 5 ½ foot minimum to a property line, and Mr. Smith stated that they are not, and he wants to pull away. Mayor Borne then said that for commercial use, it is 10 feet.

Mayor Borne then asked for property owners within 200 feet who wished to speak in support of the request. There were none.

Mayor Borne then asked for property owners within 200 feet who wished to speak against the request. There were none.

Mayor Borne then asked if any Groves citizens would speak in support of the request. Mike Cappadonna at 2930 Terrace Avenue stated he thinks it's tough to ignore the opportunity to receive good revenue for the City. There were no other comments.

Mayor Borne asked if any Groves citizens wished to speak against the request. Dawn Buffington of 3729 Franklin Avenue stated she is concerned about what this will do to the house she just bought a year ago. Ms. Buffington stated that she has gone through this before in Atlanta, where it brought her property value down and also caused problems with water and sewer. There were no other comments.

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

There were no other comments, and the meeting was adjourned at 6:34 p.m.

ATTEST:

Mayor

City Clerk

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 Department: City Manager Agenda Item No. 10

Title for Item (same as to be placed on Agenda): Receive the minutes of the May 27, 2025, Planning and Zoning Meeting.

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

Submitted to City Manager's Office on: Date: 5/28/25 Time: 9:30 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 May 27, 2025, Planning and Zoning Minutes.

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

Signed: _____ Date: _____ Approved:  Date: 06/04/25
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
MAY 27, 2025
MINUTES**

The City of Groves Planning and Zoning Commission Met in The Public Works Building, 4925 McKinley, Tuesday, May 27, 2025 at 6:45 PM After the Joint Public Hearing To Consider the Request for The Property Listed Herein.

Deliberate and Consider the Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called the Meeting to Order at 6:50 PM and Called for a Roll Call. Let The Record Show a Quorum Was Met.

1. Act To Approve the Planning and Zoning Commissioners' Minutes of May 19, 2025 as Written.
2. Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Members Present: Craig Plokhooy (Chairman), Chris Crain (Co-Chairman), Michael Campise (Secretary), Rodney Pacetti, Lynnette Baaheth, Charles Chelette (Alt), Brette Hagedorn (Alt), Don Pedraza (Building Official).

ITEM OF NEW BUSINESS

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commissioners' Minutes of May 19, 2025 as Written. Commissioner Crain made the Motion to Accept the May 19, 2025 Planning & Zoning Commissioners' Minutes as Written. Commissioner Campise Seconded. Motion Passed Unanimously.

Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider the Request for a Specific Use Permit for an Apartment Project by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Campise made the Motion to Deliberate and Consider a Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Commissioner Crain Second. Motion Passed Unanimously. Discussions Followed.

Chairman Plokhooy Called for a Motion and Second to Table the Request for a Specific Use Permit from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Crain made a Motion to Table the Request for a Specific Use Permit from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Commissioner Plokhooy Second.

- **We found Article IX, Section 9-1100 Site Plan, (9-1103). For any specific use permit application, a site plan shall be submitted to and reviewed by the Groves City Planning and Zoning Commission prior to being approved by the building official for the purpose of issuing a zoning permit was not met. We did not have the site plan to be able to review. Mr. Brett Smith was not present at the meeting.**

Adjourn: 7:42 PM

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MAC

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 Department: City Manager Agenda Item No. 11

Title for Item (same as to be placed on Agenda): Receive the minutes of the June 2, 2025, Planning and Zoning Meeting.

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

Submitted to City Manager's Office on: Date: 6/3/25 Time: 9:30 a.m. By: C. THIBODEAUX

Explanation of Item: _____

Deadline for Approval: Not an action item.

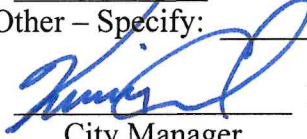
Staff Recommendation: Not an action item.

Alternative (if any) for consideration: _____

Identify any attachments to this document: Copy of the June 2, 2025, Planning and Zoning Minutes, and email from Jeremy at Soutex.

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

Ordinance – Number _____ Resolution – Number _____ Other – Specify: _____

Signed: _____ Date: _____ Approved:  Date: 06/04/25
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 COMMISSION MEETING
JUNE 2, 2025
MINUTES**

The City of Groves Planning and Zoning Commission Met in The Public Works Building, 4925 Mckinley, Monday June 2, 2025 at 5 PM to Consider the Request for The Property Listed Herein.

Deliberate and Consider the Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called the Meeting to Order at 5 PM and Called for a Roll Call. Let The Records Show a Quorum Was Met.

1. Act to Approve the Planning and Zoning Commission Minutes of May 27, 2025 as Written.
2. Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Members Present: Craig Plokhooy (Chairman), Chris Crain (Co-Chairman), Michael Campise (Secretary), Lynnette Baaheth, Charles Chelette (Alt), Don Pedraza (Building Official).

Members Absent: Rodney Pacetti, Brette Hagedorn (Alt)

Guest Present: Pete Konidis (Ex Officio), Councilmember Brandon Holmes, Brett Smith (Owner of Property) Jerry Mitchell (Engineer) Soutex.

ITEM OF OLD BUSINESS

Chairman Plokhooy Called for a Motion and Second to Approve the Planning and Zoning Commission Minutes of May 27, 2025 as Written. Commissioner Crain made the Motion to Accept the May 27, 2025 Planning & Zoning Commission Minutes as Written. Chairman Plokhooy Seconded. Motion Passed Unanimously.

Chairman Plokhooy Called for a Motion and Second to Untable the Request for a Specific Use Permit for an Apartment Project by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Campise made the Motion to Untable the Request from Mr. Brett Smith, Granting Him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.
Commissioner Crain Second. Motion Passed Unanimously.

Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Chairman Plokhooy Called for a Motion and Second to Deliberate and Consider the Request for a Specific Use Permit for an Apartment Project by Mr. Brett Smith @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES.

Commissioner Campise made the Motion to Deliberate and Consider a Request from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES. Chairman Plokhooy Second. Motion Passed Unanimously. Discussions Followed.

Chairman Plokhooy Called for a Motion and Second to Accept the Request for a Specific Use Permit from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES and Send it to City Council for Approval.

We found that Brett Smith (Property Owner) did not meet the following: Jeremy Mitchell (Engineer) Soutex, Will Have the Information Available at the City Council Meeting Monday June 9, 2025.

ARTICLE X. - ADMINISTRATION AND ENFORCEMENT

Sec. 10-900. Apartment Projects and/or Condominium Projects.

10-903 The Developer of an Apartment Project and/or Condominium Project Shall Comply with the Following Provisions in Preparing the Site Plan and Typical Floor

Plan for the Project:

(3) Building Area: The Maximum Ground Floor Building Area Shall Not Exceed Thirty (30) Per Cent of the Gross Area of the Lot or Tract of Land.

Commissioner Campise made a Motion to Accept the Request for a Specific Use Permit from Mr. Brett Smith, granting him a Specific Use Permit for an Apartment Project @ 5500 39th St., TRACKS 1 & 2 OF EAST 1 & 2 LOT 5 BLOCK 6 RANGE E PALCO & LOTS 12 TRACK 23-58 RIDGELAWN 9.704 ACRES and Send it to City Council for Approval. Chairman Plokhooy Second. Motion Passed Unanimously.

Adjourn: 5:48 PM

Don Pedraza

From: jeremy soutex.net <jeremy@soutex.net>
Sent: Tuesday, June 3, 2025 8:32 AM
To: Don Pedraza
Cc: smittyscrawfish@gmail.com
Subject: 5500 39th Street - Specific Use Permit

Yesterday, June 2nd, 5pm zoning meeting, the zoning board asked is the project was in compliance with Sec. 10-903(3) Building area: *The maximum ground floor building area shall not exceed thirty (30) per cent of the gross area of the lot or tract of land.*

Conceptual Site Plan

Ground floor area(including any porch)

10buildings – 9,375sq.ft each

1building – 11,690sq.ft.

1buiding – 3,750 sq.ft.

Office – 2,300 sq.ft.

111,490 sq.ft = 2.56acres total of all buildings ground floor area

Property is 9.07acres.

$2.56/9.07 = 28\%$

This is less than the 30%.

Regards,

Jeremy Mitchell, PE, RPLS
Soutex Surveyors and Engineers
3737 Doctors Drive
Port Arthur, Texas 77642
Office: (409) 983-2004
Fax: (409) 983-2005
www.soutex.net

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/25 Department: Police Agenda Item No. 12

Title for Item (same as to be placed on Agenda): Hear introduction and swearing-in of new Deputy Marshal.

Party(ies) requesting placement of this item on the agenda: City Marshal Chris Robin

Submitted to City Manager's Office on: Date: 6/4/25 Time: 3:40 PM By: Marshal

Explanation of Item: See accompanying memo



Deadline for Approval: Not an action item.

Staff Recommendation: Not an action item.

Alternative (if any) for consideration: None

Identify any attachments to this document: 6/4/25 Memo from City Marshal

Specific Council Action Requested: None (Information item only) ☒ Motion ☐
Ordinance – Number _____ Resolution – Number _____ Other – Specify: _____

Signed:  Date: 6/4/25 Approved:  Date: 06/05/25
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 _____

MEMORANDUM TO CITY COUNCIL

To: Kevin Carruth, City Manager
From: Christopher Robin, City Marshal
Date: June 4th, 2025
Re: Introduction and swearing-in of new Deputy Marshal



I am writing to respectfully request a place on the agenda at the upcoming City Council Meeting, June 9th, to present a brief report on the newest member of our police department and to conduct a ceremonial swearing-in during the meeting. This will provide an opportunity to formally introduce our new Deputy to the council and the community. He was hired by the city in January as a cadet and graduated from the LIT Regional Police Academy on May 16th of this year. He passed his TCOLE a little later than our other cadet, making a second council meeting necessary.

Deputy John Becerra Silva

John joins our department with a strong commitment to service and a deep appreciation for community. Originally from New York, he relocated to Port Arthur at age 12 and has called this area home ever since. Now a Groves resident, John and his wife moved to our city with their child in 2022.

Driven by a desire to serve with integrity, John views his journey into law enforcement as the most meaningful accomplishment of his life. He approaches the profession with humility, a willingness to take on challenges, and an eagerness to grow both personally and professionally. He is particularly passionate about one day pursuing a career with the FBI and specializing in crimes against persons.

Outside of work, John values family above all and enjoys spending quality time with his loved ones. He also prioritizes health and wellness through regular workouts and outdoor activities. He is grateful for the opportunity to serve the citizens of Groves and looks forward to building lasting relationships within the community.

Personal Statement from Deputy Silva:

"I believe this career is where I'm meant to be. With God's guidance, I plan to grow through every opportunity, face every challenge with purpose, and give back to the community that's brought so much joy to me and my family."

Thank you for your time and attention to this request. We are excited to celebrate this important milestone in enhancing both the strength of our department and the safety of our city. We look forward to your support and presence during this occasion.

20

MEMORANDUM

To: Mayor and City Council
From: City Manager Kevin Carruth *KC*
Date: June 5, 2025
Re: Temporary Golf Cart Ordinance



The conversion of the city's only golf course into the Indian Springs subdivision a few years ago removed the only legal defense under state statute that a golf cart owner in Groves could use to drive on public streets. Without a city ordinance specifically allowing golf carts, the Texas Transportation Code, Chapter 551, prohibits the operation of a golf cart under current conditions. The number of golf carts, utility task vehicles (UTVs), recreational off-highway vehicles (ROVs), and all-terrain vehicles (ATVs) have proliferated in recent years. With this increased use, the City has received a growing number of complaints about and also observed illegal and dangerous operation of these vehicles.

The proposed temporary golf cart ordinance addresses the desire for citizens to use golf carts and similar vehicles, establishes standards for their safe operation, and provides an evaluation period to refine the ordinance at a later time. The ordinance also clarifies, in Section 25-205, which vehicles are explicitly authorized and provides examples of prohibited vehicles. Pictures of the various vehicle types are shown below and on the following pages.

Staff recommends adoption of the ordinance, as presented, with the intention of reviewing the ordinance no sooner than September 2025.

Examples of ATVs, ROVs, UTVs, and Select Prohibited Vehicles



**Prohibited ATV
(4-Wheeler)**



**Prohibited ATV
(3-Wheeler)**



Examples of Utility Task Vehicles (UTVs)



**Example of a Recreational
Off-Highway Vehicle (ROV)**



**Prohibited
Dirt Bikes**





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

CHAPTER 25 – TRAFFIC, ARTICLE IX. – TEMPORARY GOLF CART ORDINANCE OF THE CODE OF ORDINANCES IS HEREBY ADDED TO READ AS FOLLOW:

Article IX – Temporary Golf Cart Ordinance

Sec. 25-204. Definitions

For the purposes of this ordinance, the following terms shall apply:

- A. “Golf Cart” – A motor vehicle designed by the manufacturer primarily for use on a golf course, that is not capable of exceeding 25 miles per hour and meets the definition as provided in V.T.C.A., Transportation Code § 551.403.
- B. “Utility Task Vehicle” (“UTV”) – a motor vehicle that:
- Has side-by-side seating for the operator and passenger,
 - Has four or more tires,
 - Has a cargo bed or cargo box,
 - Has a gross vehicle weight rating (GVWR) not exceeding 2,000 pounds, and
 - Is designed by the manufacturer for utility work and not for recreational purposes.
- C. “Recreational Off-Highway Vehicle” (“ROV”) – a motor vehicle that:
- Has a steering wheel,
 - Has a seat or seats for the rider and one or more passengers,
 - Has seatbelts for all passengers,
 - Has four or more tires,
 - Is designed to transport persons or cargo,
 - Is not designed by the manufacturer for farm or lawn care, and
 - Typically used for off-road recreation.
- D. “All-Terrain Vehicle” (“ATV”) – A motor vehicle that:
- Has a seat or seats for the rider and one passenger,
 - Has three or more tires,
 - Is not more than 50 inches wide,
 - Is designed for off-highway use,

- Is not designed by the manufacturer for farm or lawn care.

E. “Public Street or Roadway” – Any street, alley, avenue, or public right-of-way maintained by the City of Groves and open to the general public for vehicle travel. This excludes state highways and farm-to-market roads unless otherwise permitted by state law.

F. “Owner” – Any person, corporation, or legal entity who:

- Holds legal title to a golf cart, UTV, or ROV permitted under this ordinance; or
- Has the right of possession and control over such vehicle, whether by purchase, lease, rental, or transfer of use.

G. “Operator” – Any individual in control of a golf cart, UTV, or ATV while it is in motion.

Sec. 25-205. Authorized Vehicles

For purposes of this Chapter, “Authorized Vehicle(s)” consist of only Golf Carts, UTVs, and ROVs as defined above shall be permitted for operation on public streets within the City. All other non-standard motorized vehicles, including but not limited to ATVs, four-wheelers, three-wheelers, go-karts, mini bikes, and dirt bikes, are specifically prohibited from being operated on public streets under this ordinance.

Sec. 25-206. Operational Requirements

It shall be unlawful to operate a golf cart, UTV, or ROV on any public street in the City of Groves unless the following conditions are met:

1. Driver License – The operator must hold a valid Texas driver license.
2. License Plate – The Authorized Vehicle must have a golf cart license plate or appropriate specialty plate for UTV/ROVs.
3. UTVs/ROVs Insurance – The vehicle must be insured with liability coverage at or above the minimum levels required by the State of Texas for motor vehicles. Proof of insurance must be carried by the operator.
4. Compliance with Traffic Laws – Operators shall obey all traffic laws applicable to traditional motor Authorized Vehicles.
5. Lighting – Authorized Vehicles operated after sunset must be equipped with functioning lighting equipment as follows: (1) Two headlamps; (2) Two tail lamps; and (3) side reflectors; (4) a Rearview mirror with clear view of at least 200 feet; (5) a slow moving vehicle emblem (reflective, visible at 500 feet, mounted 3-5 feet high on rear).
6. Passenger Limit – No more passengers than the number of manufacturer-installed seats shall be permitted.
7. Seat Belts – UTV and ROV passengers and drivers must wear seat belts at all times while the vehicle is in operation.

115 8. Right-of-Way - Operators must move to the right and yield right-of-way to faster
116 moving vehicles"

117 9. Intersection Crossing - Authorized Vehicles may cross streets with speed limits over 35
118 mph only at intersections and only perpendicular to traffic"

119
120 **Sec. 25-207. Age Restrictions and Child Passenger Safety**
121

122 A. It is a violation of this ordinance for any person under the age of 16 to operate a golf cart,
123 UTV, or ROV on a public street within the City. No exceptions.
124

125 B. No operator shall allow any person, including a child, to ride on their lap or the lap of another
126 passenger while the vehicle is in motion.
127

128 C. All passengers must be seated in a manufacturer-installed seat designed for occupancy and
129 must remain seated and secured (if seat belts are present) at all times during operation.
130

131 D. The owner and/or operator shall be strictly liable for ensuring that child passengers are
132 secured properly at all times.
133

134 **Sec. 25-208. Parking Regulations**
135

136 A. Golf carts, UTVs, and ROVs may park legally in:
137

- 138 • Standard vehicle parking spaces,
- 139 • Designated golf cart/UTV/ROV parking areas (if established),
- 140 • Residential driveways or on private property with the owner's permission.
141

142 B. It is prohibited to park:
143

- 144 • On sidewalks, medians, or landscaped rights-of-way;
- 145 • Within 15 feet of a fire hydrant;
- 146 • In any location that obstructs traffic or impedes emergency vehicle access.
147

148 C. Violators may be subject to towing or impoundment at the owner's expense.
149

150 **Sec. 25-209. Areas of Prohibited Use**
151

152 Golf carts, UTVs, and ROVs may not be operated:
153

- 154 • On sidewalks or pedestrian walkways,
- 155 • Within city parks (unless specifically authorized by the City of Groves, City Manager's
156 Office),
- 157 • On any road where the speed limit exceeds 35 mph,
- 158 • On state highways or farm-to-market roads, unless authorized by the Texas
159 Transportation Code.

160
161 **Sec. 25-210. Enforcement and Penalties**
162

- 163 A. Any violation of this ordinance shall be considered a Class C misdemeanor, punishable
164 by a fine not to exceed \$500.00. Each day of the violation constitutes a separate offense.
165 B. Law enforcement officers of the City are authorized to stop and inspect any vehicle
166 suspected of violating this ordinance.
167 C. Officers may issue citations, inspect documentation, and tow or impound any vehicle
168 operated illegally or parked in violation of this ordinance.
169

170 **Sec.25-212. Joint and Several Liability within the City Limits**
171

172 The registered owner of any golf cart or UTV, or ROV operated within the city limits is jointly
173 and severally responsible for any violation of this ordinance, even if not personally operating the
174 vehicle at the time of the offense.
175

176 **Sec. 25.213. Unauthorized Use By Minors Not Permitted**
177

178 It shall be the duty of the owner to ensure the vehicle is not used by unlicensed drivers or minors.
179 Owners may be cited if the vehicle is operated in violation of this ordinance by another
180 individual.
181

182 **Sec. 25.214. Accident Reporting**
183

184 The operator of any vehicle involved in an accident must report it in accordance with applicable
185 Texas motor vehicle laws.
186

187 **Sec. 25-215. Severability**
188

189 This ordinance supersedes all prior regulations concerning the use of non-traditional Authorized
190 Vehicles within the City. If any section or provision of this ordinance is found to be invalid, the
191 remaining sections shall remain in full force and effect.
192

193 **SECTION II: EFFECTIVE DATE, CODIFICATION, AND PUBLICATION:**

194 This Ordinance shall be codified and become effective after its approval, adoption, and
195 publication pursuant to law. All other portions of the ordinance remain in full force and effect. The
196 Ordinance shall be published by publishing the caption hereof, within ten days after the passage
197 hereof, in The Examiner.
198

199 **PASSED, APPROVED AND ADOPTED** by the City Council of Groves, Texas, at a
200 regular meeting this, the 9th day of June, A.D., 2025.
201
202
203

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

TRANSPORTATION CODE
TITLE 7. VEHICLES AND TRAFFIC
SUBTITLE C. RULES OF THE ROAD
CHAPTER 551. OPERATION OF BICYCLES AND MOPEDS, GOLF CARTS, AND OTHER LOW-POWERED VEHICLES
SUBCHAPTER F. GOLF CARTS

Sec. 551.401. DEFINITION. In this subchapter, "golf cart" means a motor vehicle designed by the manufacturer primarily for use on a golf course.

Added by Acts 2009, 81st Leg., R.S., Ch. 1136 (H.B. [2553](#)), Sec. 10, eff. September 1, 2009.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1296 (H.B. [2357](#)), Sec. 239, eff. January 1, 2012.

Acts 2017, 85th Leg., R.S., Ch. 1052 (H.B. [1956](#)), Sec. 22(1), eff. September 1, 2017.

Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 16, eff. June 14, 2019.

Sec. 551.402. REGISTRATION NOT AUTHORIZED; LICENSE PLATES. (a) The Texas Department of Motor Vehicles may not register a golf cart for operation on a highway regardless of whether any alteration has been made to the golf cart.

(b) A person may operate a golf cart on a highway in a manner authorized by this subchapter only if the vehicle displays a license plate issued under this section.

(c) The Texas Department of Motor Vehicles:

(1) shall by rule establish a procedure to issue license plates for golf carts; and

(2) may charge a fee not to exceed \$10 for the cost of the license plate, to be deposited to the credit of the Texas Department of Motor Vehicles fund.

(d) A golf cart license plate does not expire. A person who becomes the owner of a golf cart for which the previous owner obtained a license plate may not use the previous owner's license plate.

Added by Acts 2009, 81st Leg., R.S., Ch. 1136 (H.B. [2553](#)), Sec. 10, eff. September 1, 2009.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 877 (H.B. [719](#)), Sec. 1, eff. June 14, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 1135 (H.B. [2741](#)), Sec. 95, eff. September 1, 2013.

Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 17, eff. June 14, 2019.

Sec. 551.403. OPERATION AUTHORIZED IN CERTAIN AREAS. (a) An operator may operate a golf cart:

(1) in a master planned community:

(A) that is a residential subdivision as defined by Section [209.002](#)(9), Property Code, or has in place a uniform set of restrictive covenants; and

(B) for which a county or municipality has approved one or more plats;

(2) on a public or private beach that is open to vehicular traffic; or

(3) on a highway for which the posted speed limit is not more than 35 miles per hour, if the golf cart is operated:

(A) during the daytime; and

(B) not more than five miles from the location where the golf cart is usually parked and for transportation to or from a golf course.

(b) Notwithstanding Section [551.402](#)(b), a person may operate a golf cart in a master planned community described by Subsection (a) without a golf cart license plate on a highway for which the posted speed limit is not more than 35 miles per hour, including through an intersection of a highway for which the posted speed limit is more than 35 miles per hour.

Added by Acts 2009, 81st Leg., R.S., Ch. 1136 (H.B. [2553](#)), Sec. 10, eff. September 1, 2009.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 18, eff. June 14, 2019.

Acts 2021, 87th Leg., R.S., Ch. 652 (H.B. [1281](#)), Sec. 1, eff. June 15, 2021.

Sec. 551.4031. PROHIBITION OF OPERATION ON HIGHWAY BY MUNICIPALITY, COUNTY, OR DEPARTMENT. (a) A county or municipality may prohibit the operation of a golf cart on a highway under Section [551.403](#) if the governing body of the county or municipality determines that the prohibition is necessary in the interest of safety.

(b) The Texas Department of Transportation may prohibit the operation of a golf cart on a highway under Section [551.403](#) if the department determines that the prohibition is necessary in the interest of safety.

Added by Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 18, eff. June 14, 2019.

Amended by:

Acts 2021, 87th Leg., R.S., Ch. 652 (H.B. [1281](#)), Sec. 2, eff. June 15, 2021.

Sec. 551.404. OPERATION ON HIGHWAY AUTHORIZED BY MUNICIPALITY OR CERTAIN COUNTIES. (a) In addition to the operation authorized by Section [551.403](#), the governing body of a municipality may allow an operator to operate a golf cart on all or part of a highway that:

- (1) is in the corporate boundaries of the municipality; and
- (2) has a posted speed limit of not more than 35 miles per hour.

(b) In addition to the operation authorized by Section [551.403](#), the commissioners court of a county described by Subsection (c) may allow an operator to operate a golf cart on all or part of a highway that:

- (1) is located in the unincorporated area of the county; and
- (2) has a speed limit of not more than 35 miles per hour.

(c) Subsection (b) applies only to a county that:

- (1) borders or contains a portion of the Red River; or
- (2) borders the Gulf of Mexico and has a population of less than 500,000.

Added by Acts 2009, 81st Leg., R.S., Ch. 1136 (H.B. [2553](#)), Sec. 10, eff. September 1, 2009.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1296 (H.B. [2357](#)), Sec. 241, eff. January 1, 2012.

Acts 2013, 83rd Leg., R.S., Ch. 877 (H.B. [719](#)), Sec. 2, eff. June 14, 2013.

Acts 2017, 85th Leg., R.S., Ch. 171 (H.B. [2968](#)), Sec. 1, eff. May 26, 2017.

Acts 2017, 85th Leg., R.S., Ch. 1052 (H.B. [1956](#)), Sec. 2, eff. September 1, 2017.

Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 19, eff. June 14, 2019.

Acts 2021, 87th Leg., R.S., Ch. 652 (H.B. [1281](#)), Sec. 3, eff. June 15, 2021.

Sec. 551.4041. EQUIPMENT. A golf cart operated under Section [551.404](#) must have the following equipment:

- (1) headlamps;
- (2) taillamps;
- (3) reflectors;
- (4) parking brake; and
- (5) mirrors.

Added by Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 19, eff. June 14, 2019.

Sec. 551.405. CROSSING INTERSECTIONS. A golf cart may cross a highway at an intersection, including an intersection with a highway that has a posted speed limit of more than 35 miles per hour.

Added by Acts 2009, 81st Leg., R.S., Ch. 1136 (H.B. [2553](#)), Sec. 10, eff. September 1, 2009.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1233 (H.B. [1548](#)), Sec. 20, eff. June 14, 2019.

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 Department: City Manager Agenda Item No. 14

Title for Item (same as to be placed on Agenda): Deliberate and act on Ordinance 2025-11, authorizing a Specific Use Permit for apartments at 5500 39th Street.

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

Submitted to City Manager's Office on: Date: 6/4/25 Time: 11:00 a.m. By: C. THIBODEAUX

Explanation of Item: See accompanying memo.

Deadline for Approval: June 9, 2025.

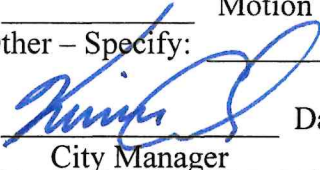
Staff Recommendation: Staff recommends the City Council adopt Ordinance 2025-11, authorizing a Specific Use permit for apartments at 5500 39th Street, as presented.

Alternative (if any) for consideration: _____

Identify any attachments to this document: City Manager's memo, site aerial, ordinance 2025-11, application, mailing list of nearby residents and businesses, newspaper notice, notices to the public, site map, aerial map, development brochure, and email from Jeremy at Soutex.

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

Ordinance – Number 2025-11 Resolution – Number _____ Other – Specify: _____

Signed: _____ Date: _____ Approved:  Date: 06/06/25
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 _____

MEMORANDUM

To: Mayor and City Council

From: City Manager Kevin Carruth *KC*

Date: June 5, 2025

Re: SUP for The Cove at Groves/5500 39th Street



The proposed Specific Use Permit (SUP) for 5500 39th Street would redevelop the former Doctors Hospital into The Cove at Groves apartment complex. The plan calls for approximately 204 one-, two-, and three-bedroom units, each with a minimum size of 1,000 square feet. No units will be subsidized and the minimum monthly lease rate will be \$1,600. The development will be gated with access from the U.S. Highway 73 Access Road/East Parkway. Management will be on-site.

The Planning and Zoning Commission met on June 2, 2025, to consider the SUP and recommended approval of the request contingent upon the applicant submitting information required in Section 10-903(3), limiting the ground floor building area to no more than 30 percent of the building's lot. The project engineer, Mr. Jeremy Mitchell of Soutex Surveyors and Engineers, submitted his calculations of the building's footprint on June 3. According to Mr. Mitchell's calculations, the total area of the building footprint is 2.56 acres. The property is 9.07 acres, making the area of the ground floors of all of the proposed buildings 28.2% of the total area of the tract of land.

In addition to the benefit of removing a large blighting eyesore on the community, the proposed development will have a direct positive impact on the City's revenue. As detailed in the table below, and excluding one-time building permit fees, the estimated annual gross revenue is approximately \$377,028. In their presentation at the May 27, 2025, City Council meeting, the developer estimated the total annual revenue to the City to be \$399,417; however, staff believes the numbers below are more realistic and that a conservative approach is warranted.

| Estimated City Revenue - The Cove at Groves Development | | |
|--|---------------|----------------------|
| Revenue Description | Revenue Total | |
| | Monthly | Annually |
| Ad Valorem Tax | | |
| JCAD 2016 (comparison) | | \$ 6,491.78 |
| JCAD 2025 (comparison) | | \$ 1,734.90 |
| Estimated Development Value \$40 Million | | \$ 240,769.60 |
| Utility (Water & Sewer) | | |
| Developer Estimate (200 Units) | \$ 13,245.67 | \$ 158,948.04 |
| City Estimate (204 Units @ 95% Occupancy) | \$ 7,833.33 | \$ 93,999.96 |
| Trash | | |
| Two 8yd/3xWk | \$ 646.00 | \$ 7,752.00 |
| Sales Tax | | |
| (204 Units x 95% Occupancy) x (\$118.58 per capita sales tax x 1.5 persons/unit) | \$ 2,875.57 | \$ 34,506.78 |
| Total (Using City Utility Estimate) | | \$ 377,028.34 |

Staff concurs with P&Z's recommendation to approve the request for a SUP at 5500 39th Street, as presented.

SUP – The Cove at Groves/5500 39th Street



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BE IT ORDAINED BY THE CITY OF GROVES:

SECTION 1: - That the specific use requested by Brett Smith granting him a Specific Use Permit for Apartments at 5500 39th St., Groves, Texas 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 3rd day of June, 2025.

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

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 TUESDAY, MAY 27, 2025, DIRECTLY FOLLOWING THE REGULAR CITY COUNCIL MEETING, WHICH BEGINS AT 5 PM, AT 3947 LINCOLN AVENUE. REQUEST BY BUSINESS OWNER FOR THE PROPERTY LISTED HEREIN.

To consider a request from Mr. Brett Smith, granting him a Specific Use Permit for an apartment project at 5500 39th St., TRS1 & 2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.704 AC.

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.

UNDER THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED MAY 22, 2025.

Director of Neighborhood Services

DON PEDRAZA

NOTICE TO PUBLIC

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION WILL BE MEETING ON MONDAY, JUNE 02, 2025, STARTING @ 5 PM, AT 4925 MCKINLEY BLVD. REQUEST BY OWNER OF THE PROPERTY LISTED HEREIN.

To vote granting the Specific Use Permit for the apartment project request from Mr. Brett Smith, @ 5500 39 St., legal description: TRS 1&2 OF E1/2 L 5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.70 AC.

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

ACCORDANCE WITH THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED MAY 29, 2025.

Director of Neighborhood Services

DON PEDRAZA

CITY OF GROVES

APPLICATION TO THE PLANNING & ZONING COMMISSION

Date: April 11 20 25

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 The Cove of Groves

to be located on Lot No. LTS 12 TR 23 Block No. TR 514 204 E 1/2 L5 B1K6 R6 E Also

Addition Ridge Lawn Lot Size 9.704 Acres

Property Zoned P-1

Property Owner Brett Smith / Lady Luck Capital Telephone No. ---

Address 5500 39th 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#: 01591702 4/14/2025 7:50 AM
OPER: PM TERM: 013
REF#: 1193
PAID BY:

TRAN: 197.0000 ADMINISTRATIVE FEES
BRETT SMITH
2201 W PARKWAY THE COVE
ADMINISTRATIVE FEES 250.0000

TENDERED: 250.00 CHECK
APPLIED: 250.00

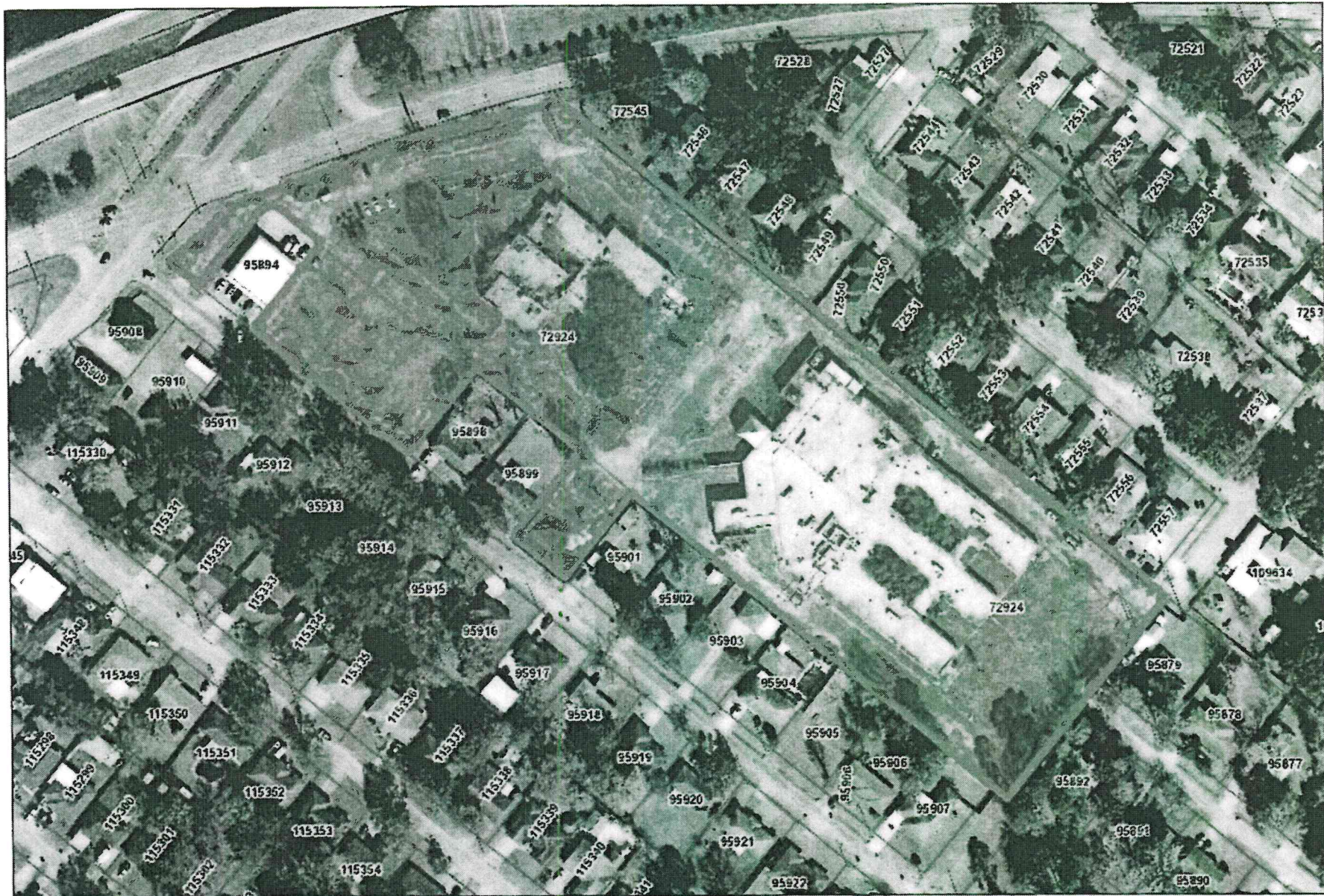
CHANGE: 0.00

Brett W Smith
Signature of Applicant (Owner/ Agent)

Brett Smith

April 11 2025

ee to: City of Groves Inspection Department
4925 McKinley
Groves, Texas 77619



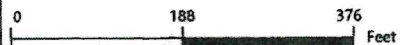
Enter Map Title...

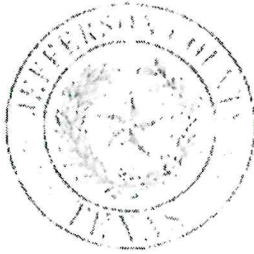
Web Print: 05/20/2025

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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JEFFERSON COUNTY

[Shopping Cart](#)

Property Tax Balance

[Begin a New Search](#)

Make your check or money order payable to:
Jefferson County Tax Office
PO BOX 2112
BEAUMONT, TX 77704-2112

Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

Unless otherwise noted, all data refers to tax information for 2024. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 04940000000650000000

Address:
BRETT W SMITH LLC

GROVES, TX 77619

Property Site Address:
5500 39TH ST
77619

Legal Description:
TRS 1 & 2 OF E1/2 L5 BLK 6 RG E PALCO &
LTS 1 2 TR 2 3 - 5 8 RIDGELAWN 9.704AC

Current Tax Levy: \$8,129.57

Current Amount Due: \$0.00

Prior Year Amount Due: \$0.00

Total Amount Due: \$0.00

Last Payment Amount for Current Year Taxes:
\$8,129.57

Pending Credit Card or eCheck Payments:
No Payment Pending

Market Value: \$286,246

Land Value: \$226,246

Improvement Value: \$60,000

Capped Value: \$0

Agricultural Value: \$0

Exemptions: None

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print Payment Record](#)

[Current Tax Statement](#)

[Register to Receive Electronic Tax Statements](#)



CITY OF GROVES

Don Pedraza
Building Official
dpedraza@cigrovestx.com

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

April 23, 2025

RE: SPECIFIC USE PERMIT- Mr. Brett Smith; property owner of 5500 39th Street, legal description: TRS 1&2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23-58 RIDGELAWN 9.70 AC.

Dear Property/Business Owner:

Mr. Smith, the owner of said property, has requested a joint public hearing with the Groves City Council members and the Planning & Zoning commissioners to hear the request for a Specific Use Permit, for an apartment project at the above address. The property will be used for Multi-Family Residence dwellings.

As an interested property owner, you may express your views by attending the joint public hearing scheduled for, May 27, 2025, directly following the regularly scheduled council meeting starting at 5:00 PM. For more information, contact Don Pedraza at 409-960-5707 or e-mail at dpedraza@cigrovestx.com.

Building Official
Don Pedraza

Don Pedraza

Facilities at jacomy.jenkins@bbsa.net or at 409.212.5880 and an RFQ packet will be e-mailed to you. Jacomy Jenkins is the sole point of contact for this RFQ.

Failure to apprise oneself of hospital, state, and federal guidelines and requirements will not excuse any bidder from compliance with all the applicable requirements.

PURPOSE

The purpose is to acquire standby comprehensive architectural design services, including but not limited to: commissioning, pre-project planning and estimating, programming design, bidding and construction phases of the project delivery process or any other service that is beneficial in the delivery of facilities.

FEDERALLY FUNDED

SELECTION

The following selection criteria will be utilized in the selection process:

1. Respondents Statement of Qualifications and Past Architectural Design and Construction Performance in A Hospital Setting. (35%)
2. Respondent's Knowledge of Best Practices in Accordance with Federal Emergency Management Agency. (35%)
3. Firm's Ability to Provide Architectural Design Services and Qualifications of Assigned Firm Personnel. (25%)
4. Respondent's Past Work Experience with Baptist Hospitals of Southeast Texas. (5%)

SUBMISSION

The owner will accept the proposal.

The owner reserves the right to reject any or all bids and shall have the right to ask for new bids for the whole or parts.

PUBLIC NOTICE FOR CITY OF GROVES

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 on Tuesday, May 27, 2025, immediately following the regularly scheduled city council meeting starting @ 5:00 PM. The item of discussion is a Specific Use Permit request from Mr. Brett Smith, request to construct an apartment project @ 5500 39 St., legal description: TRS 1&2 OF E1/2, L6 BLK 6 RGE PALCO & LTS 12 TR 23-58 RIDGELAWN 970 AC.

Advertisement for Invitation for Bids

May 1, 2025

Notice is hereby given that sealed bids will be accepted by Jefferson County Drainage District No. 6 for a (IFB 25-012/SC) Tarm Contract Geogrid and Fabric for Jefferson County Drainage

District No. 6. Specifications for this project may be obtained from the Jefferson County Drainage District No. 6 webpage <https://dd6.org/departments/purchasing/procure-for-bid/>.

Bids are to be sealed and addressed to Jefferson County Drainage District No. 6 and marked "Administrative Bids" with (IFB 25-012/SC) Tarm Contract Geogrid and Fabric for Jefferson County Drainage District No. 6 on the outside of the envelope. Bidders shall forward an original and one (1) copy of their bid to the address shown below. The District does not accept bids submitted electronically. Late bids will be rejected as non-responsive. Administrative bids will be publicly opened and read aloud in the Jefferson County Drainage District No. 6 boardroom at the time and date below. Bidders are invited to attend the administrative sealed bid opening.

Any contract(s) awarded under this solicitation is/are subject to the United States Iron and Steel (U.S. I&S) requirements of Texas Government Code Chapter 2252, Subchapter G, as applicable. All materials used in this project, including iron and steel, manufactured products, and construction materials, must comply with the requirements of the Build America, Buy America Act (BABA), and be produced in the United States.

BID NAME: Tarm Contract Geogrid and Fabric

BID NUMBER: IFB 25-012/SC

DUE DATE/TIME: 2:00 PM, May 15, 2025

MAIL OR DELIVER TO: Jefferson County Drainage District No. 6
6550 Walden Rd.
Beaumont, Texas 77707

Any questions relating to these requirements should be directed to Karen J. Stewart, Chief Business Officer, at 409-842-1818 or kstewart@dd6.org

Jefferson County Drainage District No. 6 reserves the right to accept or reject any or all bids, to waive technicalities and to take whatever action is in the best interest of the District.

All interested vendors are invited to submit a bid in accordance with the terms and conditions stated in this bid.

RESPONDENTS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE INVITATION.

Karen J. Stewart

Karen J. Stewart, MBA, CTCDD/CTCM
Chief Business Officer
Jefferson County Drainage District No. 6, Texas

THE STATE OF TEXAS

No. 25DCCV0067

Deutsche Bank National Trust Company, as Trustee for the registered holders of

Morgan Stanley ABS Capital 1 Inc. Trust 2007-NC3 Mortgage Pass-Through Certificates, Series 2007-NC3

vs.
William Shane Jackson, Et al

CITATION BY PUBLICATION -
2720 ORLANDER LANE
GROVES, TEXAS 77619

58th DISTRICT COURT OF JEFFERSON COUNTY, TEXAS

To: THE UNKNOWN HEIRS AT LAW OF ROBIN RENEE JACKSON
THE UNKNOWN HEIRS AT LAW OF STEVEN R. JACKSON, SR.

DEFENDANT:
LOT 7, BLOCK 7, PLAZA TERRACE NO. 2 TO THE CITY OF GROVES, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 24, MAP RECORDS OF JEFFERSON COUNTY, TEXAS

COMMONLY KNOWN AS 2720 Orlander Lane, Groves, Texas 77619

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you, the answer date being at or before 10 o'clock A.M. on Monday, May 19, 2025. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](https://www.texaslawhelp.org). Said answer may be filed by mailing same to District Clerk's Office, 1085 Pearl St., Room 203, Beaumont, TX 77701, or by bringing it to the office. The case is presently pending before the 58th District Court of Jefferson County sitting in Beaumont, Texas, and was filed on the 15th day of January 2025. It bears cause number 25DCCV0067 and is styled:

AUDREY DANKINS, ET AL VS. TIFFANY HAMILTON, ET AL

The name and address of the attorney for plaintiff (or plaintiff if pro se) is:
CHRISTOPHER T. KIRCHMER
350 PINE STREET
SUITE 1100
BEAUMONT, TX 77701

The nature of the demands of said plaintiff is shown by a true and correct copy of Plaintiff's Original Petition; Citation accompanying this citation and made a part thereof.

Issued under my hand and the seal of said court, at Beaumont, Texas, this 1st day of April 2025.

JAMIE SMITH,
DISTRICT CLERK
JEFFERSON COUNTY, TEXAS

By Mercedes Watter, Deputy
Mercedes Watter, Deputy

Issued under my hand and the seal of said court, at Beaumont, Texas, this 1st day of April 2025.

JAMIE SMITH,
DISTRICT CLERK
JEFFERSON COUNTY, TEXAS

By Mercedes Watter, Deputy
Enn Harper, Deputy

THE STATE OF TEXAS

No. 24DCCV2416

AUDREY DANKINS, ET AL VS. TIFFANY HAMILTON, ET AL

CITATION BY PUBLICATION -
151 TENNESSEE DR.,
JACKSONVILLE, AR 72078-1145

136th DISTRICT COURT OF JEFFERSON COUNTY, TEXAS

To: LIONEL EVERFIELD

DEFENDANT:

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you, the answer date being at or before 10 o'clock A.M. on Monday, May 19, 2025. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](https://www.texaslawhelp.org). Said answer may be filed by mailing same to District Clerk's Office, 1085 Pearl St., Room 203, Beaumont, TX 77701, or by bringing it to the office. The case is presently pending before the 136th District Court of Jefferson County sitting in Beaumont, Texas, and was filed on the 30th day of December 2024. It bears cause number 24DCCV2416 and is styled:

AUDREY DANKINS, ET AL VS. TIFFANY HAMILTON, ET AL

The name and address of the attorney for plaintiff (or plaintiff if pro se) is:

CHRISTOPHER T. KIRCHMER
350 PINE STREET
SUITE 1100
BEAUMONT, TX 77701

The nature of the demands of said plaintiff is shown by a true and correct copy of Plaintiff's Original Petition; Citation accompanying this citation and made a part thereof.

Issued under my hand and the seal of said court, at Beaumont, Texas, this 1st day of April 2025.

JAMIE SMITH,
DISTRICT CLERK
JEFFERSON COUNTY, TEXAS

By Mercedes Watter, Deputy
Mercedes Watter, Deputy

NOTICE TO CREDITORS

Notice is given that original Letters Testamentary for the Estate of Helen Julia Haverin a/k/a Helen J. Haverin were issued on April 14, 2025, in Cause No. 25CCPR0071, pending in the County Court of Jefferson County, Texas, to Kathleen Haverin-Hammond a/k/a Kathleen Haverin. All persons having claims against the estate, which is presently being administered, are required to submit them, within the time and manner prescribed by law, and before the estate is closed, addressed as follows:

Edward Gilroy Edson, IV,
Ashley Edson Bryan (ka)
Ashley Dawn Edson, and
Robert Bolt Edson
c/o Zach Celestie
Attorney at Law
P.O. Box 3708
Beaumont, TX 77704

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Jennifer Touchett, aka Jennifer Lynn Touchett, Deceased, were issued on April 7, 2025, in Cause No. 25CCPR0214, pending in the County Court of Jefferson County, Texas, to Hilary Touchett and Hayley Touchett aka Hayley Touchett Wigley.

Kathleen Haverin-Hammond
1215 Polter Avenue
Rockwall, Texas 75087

NOTICE TO CREDITORS

Cause No. 25CCPR0128

On the 10th day of April 2025, Letters of Administration upon the Estate of LYNETTE JOHNSON RADCLIFFE, Deceased, were issued to MICHELLE ANDERS aka MICHELLE LYN RICKMAN, Independent Administrator by the County Court of Jefferson County, Texas in Cause No. 25CCPR0128 pending upon the docket of said Court. All persons having claims against said Estate are hereby required to present them within the time prescribed by law at the address shown below.

The name whose claims may be sent is Michelle Anders aka Michelle Lyn Rickman whose address is 12803 Coolgreen St., Houston, Texas 77013, Telephone: 281-881-7024

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF HENRIETTA HARTMAN, DECEASED

Notice is hereby given that original Letters Testamentary were issued in the Estate of HENRIETTA HARTMAN on April 9, 2025, in Cause No. 25CCPR0368, in the County Court of Jefferson County, Texas, to LORA ANN LAIRD.

The address of such Letters Testamentary is:
c/o Allen Parker
1720 Nederland Avenue
Nederland, Texas 77627

All persons having claims against the Estate which is currently being administered are required to present them with in the time and manner prescribed by law.

LORA ANN LAIRD,
Independent Executor of the Estate of HENRIETTA HARTMAN, Deceased

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Mary Elizabeth Johnson, Deceased, were issued on the 22nd day of April 2025, in Cause No. 25CCPR0411, pending in the County Court of Jefferson County, Texas, in Probate to Leanne Johnson, as Independent Executor.

All persons having claims against the Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

John W. Johnson
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

GATED this 23rd day of April 2025.

Leanne Johnson, Independent Executor of the Estate of Mary Elizabeth Johnson, Deceased

NOTICE TO CREDITORS

Notice is hereby given that original Letters of Administration for the Estate of Brandon Michael Kutz, Deceased, were issued on the 21st

day of April 2025, in Cause No. 25CCPR0251, pending in the County Court of Jefferson County, Texas, in Probate to Lane Christopher Kutz, as Independent Administrator.

All persons having claims against this Estate are required to present them within the time and in the manner prescribed by law to:

Edward Gilroy Edson, IV,
Ashley Edson Bryan (ka)
Ashley Dawn Edson, and
Robert Bolt Edson
c/o Zach Celestie
Attorney at Law
P.O. Box 3708
Beaumont, TX 77704

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All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Hilary Touchett and Hayley Touchett, aka Hayley Touchett Wigley
c/o: Michael J. Lindsay
Lindsay, Lindsay & Parsons
710 North 11th Street
Beaumont, TX 77702-1502
Telephone: (409) 835-1186
Facsimile: (409) 832-7040

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Lawrence Welch Spradley, Deceased, were issued on the 28th day of April 2025, in Cause No. 25CCPR0440, pending in the County Court of Jefferson County, Texas, in Probate, to Cynthia June Spradley Cordie as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Marcelith M. Bensen
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

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P.O. Box 5607
Beaumont, Texas 77726

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John W. Johnson
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

GATED this 23rd day of April 2025.

Leanne Johnson, Independent Executor of the Estate of Mary Elizabeth Johnson, Deceased

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All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law to:

Edward Gilroy Edson, IV,
Ashley Edson Bryan (ka)
Ashley Dawn Edson, and
Robert Bolt Edson
c/o Zach Celestie
Attorney at Law
P.O. Box 3708
Beaumont, TX 77704

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All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Hilary Touchett and Hayley Touchett, aka Hayley Touchett Wigley
c/o: Michael J. Lindsay
Lindsay, Lindsay & Parsons
710 North 11th Street
Beaumont, TX 77702-1502
Telephone: (409) 835-1186
Facsimile: (409) 832-7040

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Lawrence Welch Spradley, Deceased, were issued on the 28th day of April 2025, in Cause No. 25CCPR0440, pending in the County Court of Jefferson County, Texas, in Probate, to Cynthia June Spradley Cordie as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Marcelith M. Bensen
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

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Notice is hereby given that original Letters Testamentary for the Estate of Mary Elizabeth Johnson, Deceased, were issued on the 22nd day of April 2025, in Cause No. 25CCPR0411, pending in the County Court of Jefferson County, Texas, in Probate to Leanne Johnson, as Independent Executor.

All persons having claims against the Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

John W. Johnson
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

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All persons having claims against the Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

John W. Johnson
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

GATED this 23rd day of April 2025.

Leanne Johnson, Independent Executor of the Estate of Mary Elizabeth Johnson, Deceased

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day of April 2025, in Cause No. 25CCPR0251, pending in the County Court of Jefferson County, Texas, in Probate to Lane Christopher Kutz, as Independent Administrator.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law to:

Edward Gilroy Edson, IV,
Ashley Edson Bryan (ka)
Ashley Dawn Edson, and
Robert Bolt Edson
c/o Zach Celestie
Attorney at Law
P.O. Box 3708
Beaumont, TX 77704

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Floyd Wesley McCormick, Deceased, were issued on April 9, 2025, in Cause No. 25CCPR0328, pending in the County Court of Jefferson County, Texas, to: Lisa Gayle Babin a/k/a Lisa McCormick Babin.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o P. Dean Brinkley
Attorney at Law
2905 Toccoa Road
Beaumont, TX 77703

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Lawrence Welch Spradley, Deceased, were issued on the 28th day of April 2025, in Cause No. 25CCPR0440, pending in the County Court of Jefferson County, Texas, in Probate, to Cynthia June Spradley Cordie as Independent Executor.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Marcelith M. Bensen
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Richard A. Hayes, Deceased, were issued on January 15, 2025, in Cause No. 24CCPR1845, pending in the County Court of Jefferson County, Texas, to Marilyn A. Menson.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o P. Dean Brinkley
Attorney at Law
2905 Toccoa Road
Beaumont, TX 77703

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Michael Dale Arena, Sr., Deceased, were issued on April 9, 2025, in Cause No. 12409, pending in the County Court of Hardin County, Texas, to: April Jean Arena.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

John W. Johnson
Craigton Fox, Johnson & Mills, PLLC
P.O. Box 5607
Beaumont, Texas 77726

NOTICE TO ALL PERSONS HAVING CLAIMS AGAINST THE ESTATE OF MARY SUE WILLIAMS, DECEASED

Notice is hereby given that original Letters Testamentary were issued in the Estate of MARY SUE WILLIAMS, DECEASED on April 10, 2025, in Cause No. 24CCPR1593, in the County Court of Jefferson County, Texas, to Patricia Sue Williams Primm.

The address of such independent executor is:

Patricia Sue Williams Primm
2905 Toccoa Road
Beaumont, Texas 77703
Telephone: (409) 835-5800
Facsimile: (409) 835-5880
E-mail: primm@tdcslaw.com

GATED this 22nd day of April 2025.

Patricia Sue Williams Primm
Independent Executor of the Estate of MARY SUE WILLIAMS, DECEASED

| | | |
|---|--|---|
| BRETT W. SMITH LLC 6199 TERRELL ST GROVES, TX 77619 | SHERMAN MOORE JR PO BOX 767 LA PORTE, TX 77572-0767 | CHAD & RICHARD BROUSSARD FRANKLIN AVE GROVES, TX 77619-3531 |
| ROSTA DAY ESTATE 6003 BLACKBERRY COVE LN RICHMOND, TX 77469 | GARY SCOTT & MARY JOSETTE MAYO 3810 FRANKLIN AVE GROVES, TX 77619-3531 | KATHY VALKA 3800 FRANKLIN AVE GRROVES, TX 77619-3531 |
| RAMIRO MEDINA BECERRA 3730 FRANKLIN AVE GROVES, TX 77619 | BIENVENDO REYES 3710 FRANKLIN AVE GROVES, TX 77619 | BETTY MCFATTER 3700 FRANKLIN AVE GROVES, TX 77619-3529 |
| JOE ALLEN JOLLY JR 3901 BOYD GROVES, TX 77619 | LUIS OSCAR GARRCIA ANDREA VALENCIA 3851 BOYD AVE GROVES, TX 77619-3518 | COREY RANDAZZO 4635 ROOSEVELT AVE GROVES, TX 77619-6515 |
| JOSE LOPEZ 6027 DAVID ST GROVES, TX 77619 | JENY RODRIGUEZ THANH HOANG 3821 BOYD AVE GROVES, TX 77619 | MARIO FLORES JR 3811 BOYD AVE GROVES, TX 77619-3518 |
| ROMAN GONZALEZ FRANK PINERO 3801 BOYD AVE GROVES, TX 77619 | CISNEROS PULIDO LESLIE MAGANA 3751 BOYD AVE GROVES, TX 77619 | WAYNE PATE 3731 BOYD AVE GROVES, TX 77619-3515 |
| BERT ALLEN CARRIERE 1305 ARTHUR ST BRIDGE CITY, TX 77611-2350 | MIGUEL SANCHEZ ANGEL GUTIERREZ 3721 BOYD GROVES, TX 77619-3516 | KENNETH SPENCER 3711 BOYD AVE GROVES, TX 77619 |
| LUKE BEAN 3701 BOYD AVE GROVES, TX 77619-3516 | MARCO FINANCING LLC AEGEAN SEA HOLDINGS LLC 4001 BLACKBERRY LN PORT ARTHUR, TX 77642-7208 | DEBORAH JOFFRION 3648 BRYAN AVE. GROVES, TX 77619 |
| JAY VINCENT JR & BELINDA TRUSTEES 5410 39 TH GROVES, TX 77619 | MARK VINCENT 3185 MERRIMAN ST PORT NECHES, TX 77651-6002 | M A TSCHIRHART INC 8070 DAWN DR BEAUMONT, TX 77705-8000 |
| SECRETARY OF HOUSING & URBAN DEVELOPMENT 14002 E V21ST STE 300 TULSA, OK 74134 | HELEN JOY GILBERT 847 CHARTERHOUSE CIRCLE GRANBURY, TX 76048 | ROSS, HENRY & DENNIS SMITH 3849 FRANKLIN AVE GROVES, TX 776119-3530 |

CHARLES & JOLENE KING
3758 LAY AVE
GROVES, TX 77619-2829

DEL TORO INEABEL
15272 ELIZABETH DR
BEAUMONT, TX 77705

CONNIE WILTZ
3821 FRANKLIN AVE
GROVES, TX 77619-3530

CARISSA GUIDRY
3749 FRANKLIN AVE
GROVES, TX 77619-3528

RICHARD ANDREW PALOMBO
3737 FRANKLIN AVE
GROVES, TX 77619-3528

DAWN BUFFINGTON
3729 FRANKLIN AVE
GROVES, TX 77619

BARBARA ANGLIN
3721 FRANKLIN AVE
GROVES, TX 77619-3528

JOHN ROBINSON
3711 FRANKLIN AVE
GROVES, TX 77619-3528

MADELYN MONK & DAVID
BEARDEN
3701 FRANKLIN AVE
GROVES, TX 77619-3528

ISABEL MORENO
3810 LAY AVE
GROVES, TX 77619-2831

ERNESTO & ERNESTO ALVAREZ
3901 LAY AVE
GROVES, TX 77619-2832

STEPHEN DARBY
3820 LAY AVE
GROVES, TX 77619-2831

MYRON MASTERS JR
3828 LAY AVE
GROVES, TX 77619-2831

RUBEN SANCHEZ
5250 BRIGITTE CT
GROVES, TX 77619-3200

JORGE MORALES & PAOLA
BARRIENTOS
3848 LAY AVE
GROVES, TX 77619-2831

NORBERT GUITIERREZ
3900 LAY AVE
GROVES, TX 77619-2833

CLYDE SAVOIE
5400 39TH ST
GROVES, TX 77619-2900

EFRAIN CARDENAS
3600 FRANKLIN
GROVES, TX 77619-3555

PEDRO DIAZ
2542 66TH ST
PORT ARTHUR, TX 77640-6963

JOSE RODRIGUEZ
3640 BRYAN AVE
GROVES, TX 77619-3527

JUDITH BEAN & WILLIAM BEAN
3649 BOYD AVE
GROVES, TX 77619-3514

CARMEN & MARTIN FLORES
7430 GUINEVERE DR
SUGARLAND, TX 77479-6186

BRENDA OGBURN
2916 W BOSTON AVE
NEDERLAND, TX 77627-7040

JOHN & JULU RAWLINSON
PO BOX 384
GROVES, TX 77619-0384

TONYA JONES
3810 BOYD AVE
GROVES, TX 77619-3519

TOMMY TRAN
THI MI PHAM
3800 BOYD AVE
GROVES, TX 77619

PRICILLA DAVENPORT
2405 PECOS ST
BEAUMONT, TX 77702

IVAN BARRAGAN
BRENDA ARREDONDO
6940 HANSEN BLVD
GROVES, TX 77619

CHARLOTTE YEATES
5201 BRIGITTE CT
GROVES, TX 77619-3248

FRANCISCO & ROSALIA
BARRAGAN
3716 BOYD AVE
GROVES, TX 77619-3517

MELVIN & ESPARZA MEZA
3700 BOYD AVE
GROVES, TX 77619

NOTICE TO PUBLIC

NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSIONERS WILL BE MEETING ON MONDAY APRIL 21, 2025, WHICH BEGINS AT 5 PM, @ 4925 MCKINLEY BLVD, GROVES TX. REQUEST BY BUSINESS OWNER FOR LISTED HEREIN.

To consider a request for a Specific Use Permit for Apartment projects by Mr. Brett Smith @ 5500 39th St., TRS 1 & 2 OF E1/2 L5 BLK 6 RG E PALCO & LTS 12 TR 23 -58 RIDGELAWN 9.704 AC.

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

UNDER THE TEXAS OPEN MEETING ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THIS NOTICE IS HEREBY POSTED APRIL 17, 2025.

Director of Neighborhood Services
DON PEDRAZA

*This brochure will address
your concerns about the
apartment complex proposed
to be built on the property
formerly known as
Doctors Hospital*

PROGRESS

Removing a community eyesore and dangerous structure. Replacing it with new apartments for those that live, work, or have retired in the area. All apartments are a minimum 1,000 square feet, 1-3 bedrooms and priced in the range of \$1600 per month and up depending on square footage.



Brett Smith, Developer

409.828.0431

PNG Class of 1975

Lifelong Resident of Mid County

THE COVE AT GROVES

NON-HUD SUBSIDIZED
PRIVATELY FUNDED
AND DEVELOPED



COMMUNITY RESPONSIBILITY

Modern, well designed apartment community featuring 200 units of luxury apartments. Providing a solution for the local housing needs, quality living options and revitalizing dangerous and unattractive existing property. We understand that new developments raise questions for neighboring residents. We are committed to being a responsible, local, and reachable developer in our Groves Community. We hope to address and answer many of the questions you may have regarding this development like traffic, parking, noise, security, and property values.



• Traffic • Parking • Security • Noise

- This Cove at Groves is designed with all ingress and egress on the HWY 73 access road. There will be no additional traffic from this complex driving through your neighborhood at rush hour or throughout the day or night.
- There is ample on-site parking designed to insure there is no overflow parking on the surrounding neighborhood side streets.
- The project will be well lighted and gated with on premise security cameras as well as on premise management.
- Construction will adhere strictly to municipal noise ordinances regarding hours of construction we will employ best practices to minimize noise and disruption.
- We believe in open communication. We will establish clear points of contact for neighbors to reach management with any concerns, both during construction and after opening with onsite management.



Architectural Design & Landscaping

The pictures within this brochure show the proposed architecture and landscaping design. The goal is to create an attractive environment and provide screening as well as minimizing light spillover onto adjacent properties.

Property Values

High-quality well-maintained apartment complexes will enhance and stabilize property values in the surrounding area. Our long-term commitment is to maintain the property to the highest standards protecting both resident experience and neighborhood values. We are confident that the new development will be more of an asset than the current dilapidated and dangerous structure.

Resident Screening

All prospective residents will undergo background and credit checks.



Don Pedraza

From: jeremy soutex.net <jeremy@soutex.net>
Sent: Tuesday, June 3, 2025 8:32 AM
To: Don Pedraza
Cc: smittyscrawfish@gmail.com
Subject: 5500 39th Street - Specific Use Permit

Yesterday, June 2nd, 5pm zoning meeting, the zoning board asked is the project was in compliance with Sec. 10-903(3) Building area: *The maximum ground floor building area shall not exceed thirty (30) per cent of the gross area of the lot or tract of land.*

Conceptual Site Plan

Ground floor area(including any porch)

10buildings – 9,375sq.ft each

1building – 11,690sq.ft.

1buiding – 3,750 sq.ft.

Office – 2,300 sq.ft.

111,490 sq.ft = 2.56acres total of all buildings ground floor area

Property is 9.07acres.

$2.56/9.07 = 28\%$

This is less than the 30%.

Regards,

Jeremy Mitchell, PE, RPLS
Soutex Surveyors and Engineers
3737 Doctors Drive
Port Arthur, Texas 77642
Office: (409) 983-2004
Fax: (409) 983-2005
www.soutex.net

City of Groves
Agenda Item Information Form

Council Meeting Date: 6/9/2025 Department: City Manager Agenda Item No. 15

Title for Item (same as to be placed on Agenda): Deliberate and act on the June 9, 2025, Invoice List.

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

Submitted to City Manager's Office on: Date: 6/6/25 Time: 10:30 a.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: [Signature] Date: 06/06/25
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 - June 9, 2025

| Vendor | Description | Amount |
|-----------------------------|--|--------------|
| 1. Brenntag Southwest, INC. | Sodium hydroxide for Water Plant | \$ 7,634.91 |
| 2. Frakes Construction | Concrete and curb replacement at City Hall | \$ 8,500.00 |
| 3. Republic Services | Commercial dumpster pickup for May 2025 | \$ 10,245.15 |
| 4. Soutex Surveyors, INC. | Engineering service for elimination of bottleneck on 25th Street | \$ 32,500.00 |
| Total | | \$ 58,880.06 |

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

City of Groves

PURCHASE ORDER # 09-39710

05/13/2025

ISSUED TO: VEND #: 01-420031
 BRENNTAG SOUTHWEST, INC.
 PO BOX 843376

 DALLAS, TX 752484-337

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

| UNITS | DESCRIPTION | G/L ACCOUNT | PRICE | AMOUNT |
|-------|---|-----------------------|----------|----------|
| 1.00 | SODIUM HYDROXIDE 50%. USED FOR PH ADJUSTMENT. | 11 -5-63-02-120 | 7,634.91 | 7,634.91 |
| | | WATER PLANT CHEMICALS | | |

RECEIVED

MAY 28 2025

FINANCE

PAID

MAY 30 2025

FINANCE

*** TOTAL ***

7,634.91

ORDERED BY: CHRIS CROPPER

APPROVED BY: TROY W. FOXWORTH

BRENNTAG SOUTHWEST, INC.
610 FISHER ROAD
LONGVIEW TX 75604

Original Document

B BRENNTAG

*** PAGE 1 OF 1

INVOICE#: BSW625942

INV DATE: 5/21/25 DUE DATE: 6/20/25

SOLD TO:
GROVES TX CITY OF
5020 WILSON STREET
GROVES TX 77619

SHIP TO:
CITY OF GROVES TEXAS
5020 WILSON ST
WATER PLANT
GROVES TX 77619

| | | |
|--------------------------|---------------------------|---------------|
| FEDERAL ID #: 751898378 | DATE SHIPPED: 5/21/25 | TERMS: NET 30 |
| ORDER #: 1762911-00 | SHIP WHS: 64 | SLSPRSN: W16 |
| CUSTOMER #: 048100 | SHIP VIA: A & B TRANSPORT | |
| CUSTOMER PO#: 09-39710 | FOB: DELIVERED | |
| PLACED BY: CHRIS CROPPER | PHONE #: | |
| FREIGHT TERM: PREPAID | TAX EX# : CERT ON FILE | |
| PRO NUMBER: | END CUST PO: | |

| PROD # | UNITS SHIPPED | WGT/GAL | TOTAL QTY | UNIT PRICE | EXTENDED |
|-----------------|---------------|--------------------------------|-------------|------------|----------|
| 607485 | 11.8226 | 12.76000 | 11.8226T | 645.0000 | 7,625.58 |
| 1.0000 T BULK | | SODIUM HYDROXIDE MEM 50% NSF # | | | |
| BULK | | WET WEIGHT: | 46,640.0000 | | |
| ANALYSIS: | 38.53 | | | | |
| LOT NUMBER | QUANTITY | | | | |
| PA88402152-T901 | 46640.0000 | | | | |

PAID
MAY 30 2025
FINANCE

QUESTIONS, CALL 713-330-8570

REMIT TO ADDRESS:
BRENNTAG SOUTHWEST, INC.
P.O. BOX 843376
DALLAS TX 75284-3376

| | |
|----------------------|----------|
| MERCHANDISE | 7,625.58 |
| SUPERFUND TAX CHARGE | 9.33 |

| | | | |
|--------------------|---------------|-----|----------|
| IF PAID BY 6/20/25 | INVOICE TOTAL | USD | 7,634.91 |
|--------------------|---------------|-----|----------|

| | | | |
|--------------------|---------------|-----|----------|
| PAID AFTER 6/20/25 | INVOICE TOTAL | USD | 7,787.61 |
|--------------------|---------------|-----|----------|

With a logon you can view all your invoices at US.BrenntagConnect.com. Ask your sales agent for one today.

PURCHASING DOCUMENT FOR QUOTES ONLY

City of Groves, Dept. of Public Works and Engineering

DATE: May 22, 2025

P.O. NUMBER: 09-39710

TO: Kevin Carruth

FROM: Chris Cropper

Purchase Recommendation

Recommended Company: Brenntag Southwest, INC

Items to be Purchased: Sodium Hydroxide 50% NSF

| ITEM DESC. | QTY | UNIT COST | TOTAL COST |
|--|-----|------------|--------------------|
| Sodium Hydroxide 50% (Caustic) | 1 | \$7,625.58 | \$7,625.58 |
| 645 (DST) Dry Short Ton | | | \$0.00 |
| 11.1098 | | | \$0.00 |
| Superfund tax | 1 | \$9.33 | \$9.33 |
| <i>* Note: Purchases greater than \$5000.00 Require Council approval before ordering!</i> | | | \$7,634.91* |

REASONS FOR PURCHASE:

Sodium Hydroxide (Caustic) used for PH adjustment

QUOTES

| COMPANY NAME | | | COST |
|--------------|------------------|---------|-------------|
| 1. | Brenntag | 645 DST | \$ 7,634.91 |
| 2. | Univar Solutions | 660 DST | \$ 7,802.22 |
| 3. | PVS DX | 783 DST | \$ 9,257.10 |
| 4. | | | \$ |
| 5. | | | \$ |

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

VENDOR NUMBER: 01-420031

Requested by: Chris Cropper

Date: 5-22-2025

Approved by: [Signature]
(PW Director)

RECEIVED

Date: 5-22-2025

Approved by: _____
(City Manager)

MAY 21 2025

Date: _____

Date Council Approved _____

FINANCE

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

City of Groves

PURCHASE ORDER # 09-39802

05/28/2025

ISSUED TO: VEND #: 01-23386
 FRAKES CONSTRUCTION
 3510 PURE ATLANTIC HWY STE A
 GROVES, TX 77619

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

| UNITS | DESCRIPTION | G/L ACCOUNT | PRICE | AMOUNT |
|-------|---|---------------------------------------|----------|----------|
| 1.00 | CONCRETE & CURB REPLACMEN REMOVED & REPLACED CONCRETE & CURB FOR EXIT FROM CITY HALL PARKING LOT. | 01 -5-02-03-010 BUILDING & GROUNDS | 8,500.00 | 8,500.00 |

RECEIVED

MAY 30 2025

FINANCE

*** TOTAL *** 8,500.00

ORDERED BY: J BREAUX

APPROVED BY: TROY W. FOXWORTH

Frakes Construction
3510 Pure Atlantic Hwy Ste. A
Groves, TX 77619 US
+14096261129
bfrakesconstruction@gmail.com



INVOICE

BILL TO
Joey Breaux
city of groves

09-39802
35369

INVOICE # 776
DATE 05/09/2025
DUE DATE 05/09/2025
TERMS Due on receipt

| ACTIVITY | AMOUNT |
|---|----------|
| Concrete:Concrete demo 550 sqft area paving /curb | 0.00 |
| Services:Dirt Work select fill as needed | 0.00 |
| Concrete:Concrete install 550sqft area paving 64 lft curb | 8,500.00 |

undefined
We appreciate your business and look forward to
working with you again.

BALANCE DUE

\$8,500.00

Please Remit Payments to:
Frakes Construction
3510 Pure Atlantic Hwy Ste A
Groves, Tx 77619

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

City of Groves

PURCHASE ORDER # 09-39801

05/28/2025

ISSUED TO: VEND #: 01-23386
 FRAKES CONSTRUCTION
 3510 PURE ATLANTIC HWY STE A
 GROVES, TX 77619

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

| UNITS | DESCRIPTION | G/L ACCOUNT | PRICE | AMOUNT |
|-------|--|-----------------|-----------------------|----------|
| 1.00 | PECAN FOUNDATION FOUNDATION FOR WORLDS LARGEST PECAN. | 01 -4-00-312-10 | HOTEL TAX 2,500.00 | 2,500.00 |

*** TOTAL *** 2,500.00

ORDERED BY: J BREAUX

APPROVED BY: TROY W. FOXWORTH

Frakes Construction
3510 Pure Atlantic Hwy Ste. A
Groves, TX 77619 US
+14096261129
bfrakesconstruction@gmail.com



INVOICE

BILL TO
Joey Breaux
city of groves

#09-39802
35368

INVOICE # 775
DATE 05/09/2025
DUE DATE 05/09/2025
TERMS Due on receipt

| ACTIVITY | AMOUNT |
|---|----------|
| Concrete:Concrete Concrete pad for Worlds largest Pecan - City Hall. Built to spec. | 2,500.00 |

undefined
We appreciate your business and look forward to
working with you again.

BALANCE DUE

\$2,500.00

Please Remit Payments to:
Frakes Construction
3510 Pure Atlantic Hwy Ste A
Groves, Tx 77619



6425 Highway 347
Beaumont TX 77705

Customer Service (409) 724-2371
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number

Invoice Number 0862-001253057
Invoice Date May 26, 2025
Previous Balance \$9,738.81
Payments/Adjustments -\$9,738.81
Current Invoice Charges **\$10,245.15**

| | |
|---|---|
| Total Amount Due \$10,245.15 | Payment Due Date June 15, 2025 |
|---|---|

PAYMENTS/ADJUSTMENTS

| Description | Reference | Amount |
|---------------------------|-----------|-------------|
| Payment - Thank You 05/23 | 82016 | -\$9,738.81 |

CURRENT INVOICE CHARGES

| Description | Reference | Quantity | Unit Price | Amount |
|---|-----------|----------|------------|---------|
| Act Once Hair Studio 3710 Lincoln Ave PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Advanced Fiberglass 6171 Hansen Blvd PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Air Solutions 4748 Main Ave PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Cacique Rebeca J 3048 Main Ave PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Castillo Enrique 6099 Smith PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Waste/Recycling Overage 05/21 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |

RECEIVED
JUN 03 2025
FINANCE



6425 Highway 347
Beaumont TX 77705

Please Return This
Portion With Payment

Total Enclosed

Return Service Requested



00000107
0102

GROVES COMMERCIAL
MICHAEL TENTRUP
3947 LINCOLN AVE
GROVES TX 77619-4604

| | |
|-------------------------|-----------------------|
| Total Amount Due | \$10,245.15 |
| Payment Due Date | June 15, 2025 |
| Account Number | |
| Invoice Number | 0862-001253057 |

For Billing Address Changes,
Check Box and Complete Form

Make Checks Payable To:



REPUBLIC SERVICES #862
PO BOX 677156
DALLAS TX 75267-7156



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

| | | |
|---------|-----------------|----------|
| Address | | |
| City | State | Zip Code |
| Phone | Alternate Phone | |



6425 Highway 347
Beaumont TX 77705

Account Number
Invoice Number
Invoice Date

0862-001253057
May 26, 2025

CURRENT INVOICE CHARGES

| <u>Description</u> | <u>Reference</u> | <u>Quantity</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|------------------|-----------------|-------------------|---------------|
| Christina Touch 3320 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Dabel Family Dentistry 4048 Lincoln Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Davis, Bryan & Stacy 6000 Terrell St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 2 Lifts Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$171.71 | \$171.71 |
| Drago Westend Hardware 5110 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |
| Unlock/Lock Fee 05/01-05/31 | | 1.0000 | \$7.50 | \$7.50 |
| Dumesnil Maria H 3848 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |
| Electrical Solutions 4400 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Groves Middle School 5201 Wilson St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 2 Waste Container 8 Cu Yd, 6 Lifts Per Week | | | | |
| Waste/Recycling Overage 05/14 | | 1.0000 | \$46.13 | \$23.06 |
| Waste/Recycling Overage 05/21 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/31 | | 2.0000 | \$343.00 | \$686.00 |
| Groves Red Apple 6286 32nd St PO MICHAEL TENTRUP | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | 1.0000 | \$85.85 | \$85.84 |
| Groves Vet Clinic 5998 39th St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.78 | \$128.77 |
| Gtfcu 5211 E Parkway St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |



6425 Highway 347
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0862-001253057
May 26, 2025

CURRENT INVOICE CHARGES

| <u>Description</u> | <u>Reference</u> | <u>Quantity</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|------------------|-----------------|-------------------|---------------|
| Hanson Brady 3548 E Parkway St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | 1.0000 | \$128.78 | \$128.77 |
| Unlock/Lock Fee 05/01-05/31 | | | \$7.50 | \$7.50 |
| Hendons Car Wash 08 3740 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |
| Jeffeco Pumbing 2731 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Kids Harbor Learning Center 3601 Main PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Knights Of Columbus 3749 Lincoln Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 2 Lifts Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$171.71 | \$171.71 |
| Unlock/Lock Fee 05/01-05/31 | | | \$7.50 | \$7.50 |
| Lopez Ramon C 5649 Gulfway Dr PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| P&P Rentals And Supply 5225 39th St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | 1.0000 | \$85.84 | \$85.84 |
| Unlock/Lock Fee 05/01-05/31 | | | \$7.50 | \$7.50 |
| Pham Nga Ngoc 2200 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Phillips Florist 5235 39th St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Realtly Homestead 6255 Warren St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |



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CURRENT INVOICE CHARGES

| Description | Reference | Quantity | Unit Price | Amount |
|---|-----------|----------|------------|---------|
| Frank Nessour 2807 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Waste/Recycling Overage 04/30 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/08 | | | \$42.93 | \$11.29 |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/09-05/31 | | | \$85.84 | \$64.91 |
| Roussell Clement, Mdpa 6265 39th St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Tammie Pitre 3900 Pure Atlantic Rd PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Sandgod Mahendrasinh G 2831 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Seitz Emily 3522 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Waste/Recycling Overage 05/20 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Senior Citizens Center 5649 W Washington St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Sturdivant, Tommy 4010 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Superior Group 3166 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| The Donut Shop 5100 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| The Mission's Attic 3300 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |



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CURRENT INVOICE CHARGES

| <u>Description</u> | <u>Reference</u> | <u>Quantity</u> | <u>Unit Price</u> | <u>Amount</u> |
|---|------------------|-----------------|-------------------|---------------|
| Traingle Pawn #4 3400 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Twin City Front End 2548 Main Ave PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Groves National Little League 5105 Grant PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Waste/Recycling Overage 04/28 | | 1.0000 | \$46.13 | \$46.13 |
| Waste/Recycling Overage 05/19 | | 1.0000 | \$46.13 | \$46.13 |
| Waste/Recycling Overage 05/26 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Groves Water Plant 5020 Wilson PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Stephen Merchantel 5130 Twin City Hwy PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Waste/Recycling Overage 05/05 | | 1.0000 | \$46.13 | \$46.13 |
| Waste/Recycling Overage 05/12 | | 1.0000 | \$46.13 | \$46.13 |
| Waste/Recycling Overage 05/19 | | 1.0000 | \$46.13 | \$46.13 |
| Waste/Recycling Overage 05/26 | | 1.0000 | \$46.13 | \$46.13 |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Top Line Electric 3050 E Parkway St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |
| Hwy 73 Auto Detail 6149 32nd St St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Unlock/Lock Fee 05/01-05/31 | | | \$7.50 | \$7.50 |
| Acadian Ambulance Services 2946 Franklin St PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Jefferson Co Pony League 5800 W Washington PO MICHAEL | | | | |
| Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week | | | | |
| Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |



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CURRENT INVOICE CHARGES

| Description | Reference | Quantity | Unit Price | Amount |
|--|------------|----------|--------------------|--------------------|
| Hpt Paint Collision Preformanc 5321 39th St PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Texas Proud H2o 6169 32nd St PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| B&B Mini Mart 6850 25th St PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 6 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$128.77 | \$128.77 |
| Starbucks-Groves 3990 Twin City Hwy PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 8 Cu Yd, 4 Lifts Per Week Pickup Service 05/01-05/31 | | | \$457.32 | \$457.32 |
| Rpm Trucking 2611 Main Ave PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 06/01-06/30 | | | \$42.93 | \$42.93 |
| Advannova 4500 Main Ave PO EARLINE WRIGHT Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Chick-Fil-A 5100 W Parkway St PO Michael Tentrup Groves, TX Contract: 9486201 Groves Commercial (C2) 2 Waste Container 8 Cu Yd, 6 Lifts Per Week Pickup Service 05/01-05/31 | | | \$686.00 | \$686.00 |
| Sundara Coffee And Cafe 4000 Lincoln Ave PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 3 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$64.39 | \$64.39 |
| Steven Dahl 5901 39th St PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$85.84 | \$85.84 |
| Dressin Up 4242 Lincoln Ave PO MIKE TENTRUP Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Non-Scheduled Service 05/21 Receipt Number 59355 Pickup Service 05/01-05/31 | Tammy West | 1.0000 | \$56.38 \$42.93 | \$56.38 \$42.93 |
| Jami's Snack Shack 6050 39th St PO MICHAEL Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |



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| Description | Reference | Quantity | Unit Price | Amount |
|--|-----------|------------------|---------------------|---------------------|
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Groves Intermediate School _ F 5840 W Jefferson Blvd PO Jackie Havard Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 2 Waste Container 8 Cu Yd, 6 Lifts Per Week Waste/Recycling Overage 05/23 Pickup Service 05/01-05/31 | | 1.0000 | \$46.13 \$685.99 | \$46.13 \$685.99 |
| Prosurve Technical Services 2929 W Parkway St PO Chad Cassia Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Groves Primary School 3901 Cleveland Ave PO Jackie Havard Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 2 Waste Container 8 Cu Yd, 10 Lifts Per Week Pickup Service 05/01-05/31 | | | \$1,143.31 | \$1,143.31 |
| Williams Air Conditioning 4401 Lincoln Ave PO WILLIAMS AC Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 8 Cu Yd, 2 Lifts Per Week Pickup Service 05/01-05/31 | | | \$228.66 | \$228.66 |
| Sylvias Tacos 3303 Taft Ave PO WILLIAMS AC Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | 1.0000 | \$85.84 | \$85.84 |
| Tropicana Apartments Of Groves 5035 Monroe St PO TROPICANA APART Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 2 Waste Container 8 Cu Yd, 4 Lifts Per Week Pickup Service 05/01-05/31 | | 2.0000 | \$228.66 | \$457.32 |
| Courtyard Manor 5500 Whitaker St CSA A910797795 Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 8 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$200.90 | \$200.90 |
| Camden Place Condominiums 1 6801 Camden Ln CSA A910797794 Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 8 Cu Yd, 2 Lifts Per Week Pickup Service 05/01-05/31 | | | \$228.66 | \$228.66 |
| Camden Place Condominiums 2 6851 Whitby Ln CSA A910797792 Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 8 Cu Yd, 2 Lifts Per Week Pickup Service 05/01-05/31 | | | \$228.66 | \$228.66 |
| Sam's China Inn 4848 Twin City Hwy Groves, TX Contract: 9486201 Groves Commercial (C2) | | | | |
| 1 Waste Container 6 Cu Yd, 1 Lift Per Week Waste/Recycling Overage 05/15 Pickup Service 05/01-05/31 | | 1.0000 1.0000 | \$46.13 \$128.78 | \$46.13 \$128.77 |



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| <u>Description</u> | <u>Reference</u> | <u>Quantity</u> | <u>Unit Price</u> | <u>Amount</u> |
|--|------------------|-----------------|-------------------|--------------------|
| Bella Inc Studio 3500 Main Ave PO BELLA INC STUDI Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$44.00 | \$42.93 |
| Kings Car Care 5239 E Parkway St PO KINGS CAR CARE Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$87.99 | \$85.84 |
| The Courtyard 4321 Lincoln Ave PO THE COURTYARD Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 6 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | 1.0000 | \$131.99 | \$128.77 |
| Pats Performance 3449 Pure Atlantic Rd PO PATS PERFORMANC Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$88.00 | \$85.84 |
| Pickup Service 05/22-05/31 | | 1.0000 | \$88.00 | -\$28.93 |
| Dixie Coffee 4233 Lincoln Ave Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 05/01-05/31 | | | \$44.00 | \$42.93 |
| Dear Healthcare 3700 E Parkway St PO DEAR HEALTHCARE Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 2 Cu Yd, 1 Lift Per Week Lock/Bar Fee Recurring 05/01-05/31 | | | \$7.50 | \$7.50 |
| Pickup Service 05/01-05/31 | | | \$42.93 | \$42.93 |
| Pats Performance 3202 Main Ave Groves, TX Contract: 9486201 Groves Commercial (C2) 1 Waste Container 4 Cu Yd, 1 Lift Per Week Pickup Service 05/22-05/31 | | 1.0000 | \$85.84 | \$28.22 |
| CURRENT INVOICE CHARGES | | | | \$10,245.15 |

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

City of Groves

PURCHASE ORDER # 09-39749

05/16/2025

ISSUED TO: VEND #: 01-22346
SOUTEX SURVEYORS, INC.
3737 DOCTORS DRIVE
PORT ARTHUR, TX 77642

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

| UNITS | DESCRIPTION | G/L ACCOUNT | PRICE | AMOUNT |
|-------|---|-----------------|-------------------|-----------|
| 1.00 | PRELIMINARY PLAINING 75% | 11 -5-67-06-270 | CONTRACT SERVICES | 15,000.00 |
| 1.00 | FIELD WORK 100% COMPLETE | 11 -5-67-06-270 | CONTRACT SERVICES | 17,500.00 |
| | ENGINEERING SERVICE FOR ELIMINATION OF THE BOTTLENECK ON 25TH STREET | | | |

RECEIVED
MAY 30 2025
FINANCE

*** TOTAL *** 32,500.00

ORDERED BY: TROY W. FOXWORTH

APPROVED BY: TROY W. FOXWORTH



TBPE Firm No. F-5755
TBPLS Firm No. 10123800
LA EF.0005711

3737 Doctors Drive
Port Arthur, Texas 77642
Office (409) 983.2004
Fax (409) 983.2005

Invoice

BILL TO City of Groves
3947 Lincoln Avenue
Groves, Texas 77619
Accounts Payable lozley@cigrovestx.com
Kevin Carruth, City Manager

DATE 5/15/2025

INVOICE # 53014

Project No. 25-0067

| ITEM | DESCRIPTION | AMOUNT |
|----------|--|-----------|
| | 25th STREET WASTEWATER COLLECTION SYSTEM Elimination of Bottleneck - PHASE I Field Work & Preliminary Engineering Report | |
| ENGINEER | I. PRELIMINARY PLANNING: Amount: \$ 20,000.00 75% Completed to Date | 15,000.00 |
| REF | II. FIELD WORK Amount: \$ 17,500.00 100% Completed to Date | 17,500.00 |

Total \$32,500.00

Payments/Credits \$0.00

Balance Due \$32,500.00

We appreciate your business.
Please call again.