

A regular meeting of the Groves City Council was held on November 10, 2025, at 5:00 p.m. 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. Councilmember McAdams then led the prayer and recited the Pledge of Allegiance.

Mayor Borne requested reports, and City Manager Kevin Carruth stated that the City had received word that the application for the Comprehensive Plan had been approved for \$250,000. That process will start sometime after the first of the year, and the next step will be approval of a contract with the state. Mayor Borne asked if this was a grant, and Mr. Carruth confirmed that it was correct.

Mayor Borne then presented Mayor Pro Tem Konidis with a plaque in recognition of his service to the City of Groves. There were no further reports.

Mayor Borne then asked for citizen comments, and Charles Chelette of 2900 Rose Avenue stated that he would like to reiterate what was just said. Mr. Chelette thanked Mayor Pro Tem Konidis for his service to the City as a firefighter and also for his time on City Council. There were no further citizen comments.

DELIBERATE AND ACT TO APPROVE THE MINUTES OF THE OCTOBER 20, 2025, C.O.D.E.S. HEARING: Councilmember Holmes made a motion to deliberate and act to approve the minutes of the October 20, 2025, C.O.D.E.S. Hearing, and Councilmember Gay seconded. There were no questions, and the motion passed unanimously.

DELIBERATE AND ACT TO APPROVE THE MINUTES OF THE OCTOBER 27, 2025, CITY COUNCIL MEETING: Councilmember McAdams made a motion to deliberate and act to approve the minutes of the October 27, 2025, City Council Meeting. Mayor Pro Tem Konidis seconded. There were no questions, and the motion passed unanimously.

ADMINISTER OATHS OF OFFICE TO NEWLY ELECTED COUNCILMEMBERS FOR WARD NO. 1 AND WARD NO. 3: City Clerk Clarissa Thibodeaux then administered Oaths of Office to Councilmember Mark McAdams for Ward No. 1 and Charles Chelette for Ward No. 3.

DELIBERATE AND ACT ON ELECTING A MAYOR PRO TEMPORE FOR THE UPCOMING YEAR: Councilmember Holmes made a motion to deliberate and act on

electing a Mayor Pro Tempore for the upcoming year, and Councilmember Gay seconded. Mayor Borne stated that, following past precedents, it would next go to Ward No. 4, which would be assigned to Councilmember Gay. Mayor Borne asked if there were any objections, and the Council had none. Councilmember Holmes amended his previous motion to nominate Councilmember Gay as Mayor Pro Tem for the upcoming year, and Councilmember Gay seconded. There were no questions, and the motion passed unanimously.

DELIBERATE AND ACT TO ADOPT ORDINANCE NO. 2025-21, AMENDING CHAPTER 12, SECTION 12-11 AND CHAPTER 27, SECTION 27-14 OF THE CODE OF ORDINANCES BY GRANTING EXCLUSIVE FRANCHISE TO BFI WASTE SERVICES OF TEXAS, LP, DBA REPUBLIC SERVICES OF BEAUMONT FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE FROM LARGE COMMERCIAL UNITS (10 YARDS OR LARGER) AND ALL INDUSTRIAL UNITS WITHIN THE CITY, ESTABLISHING A FRANCHISE FEE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A FRANCHISE AGREEMENT: Mayor Pro Tem Gay made a motion to deliberate and act to adopt Ordinance 2025-21 and Councilmember McAdams seconded. City Manager Kevin Carruth explained that the City collects all residential waste, but everything else is subject to the open market. This creates issues for the City in terms of extra-heavy trucks running over our streets more than necessary than if there were only a single provider. They are required to pay a gross receipts tax, and since it is an open market and they are not obtaining permits, we don't have a reliable way to collect that tax. As far as the City can tell, the collection of this tax has not been done, so to simplify the process and to help reduce the load on our streets, it was the direction from the Council to go with a franchise with Republic Services, except for the smaller roll-off units that are smaller than 10 yards. This ordinance, drafted by the City Attorney, accomplishes everything we just discussed and allows us to execute the agreement with Republic Services, which is the following item. Councilmember Holmes asked if, with this ordinance change, the authority to manage the vendor would still fall under Public Works, and Mr. Carruth stated that would be correct. Councilmember Holmes then asked if we were experiencing performance issues with Republic Services, would we have the means to switch vendors if necessary. Mr. Carruth stated that the contract requires Republic to submit monthly reports to us, including every customer service complaint they receive. Councilmember Holmes asked if a vendor that is not authorized and is providing services in the City without approval, does this ordinance give us the authority to issue a fine or citation to that company? City Attorney Brandon P. Monk stated that we can absolutely do so, using the ordinary fines. There were no further questions, and the motion passed unanimously.

DELIBERATE AND ACT TO AUTHORIZE A MUNICIPAL MATERIALS MAINTENANCE AGREEMENT WITH BFI WASTE SERVICES OF TEXAS, LP, DBA REPUBLIC SERVICES OF BEAUMONT, FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE FROM LARGE COMMERCIAL UNITS AND ALL INDUSTRIAL UNITS, AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS: Councilmember Chelette made a motion to deliberate and act to authorize a Municipal Materials Maintenance Agreement with BFI Waste Services of Texas, LP, DBA Republic Services of Beaumont, for the collection and disposal of solid waste from large commercial units and all industrial units, and authorizing the City Manager to negotiate and execute all necessary documents. Mayor Pro Tem Gay seconded. Mayor Borne asked City Attorney Brandon P. Monk if he had gone through this contract himself, and Mr. Monk stated that he had. Mr. Monk then stated that the contract spells out in terms of default and addresses those specifically. Councilmember Holmes inquired whether the responsibility for the cradle-to-grave management of industrial materials lies with the owners or the service provider. Laura Capehart from Republic Services stated that the standard language in all trash contracts stipulates that the responsibility remains with the generator. Mayor Borne asked if there was a list of non-approved items that could be published, and Ms. Capehart from Republic stated that they did have one. Mayor Borne then said that he would like the list to be posted on the website or emailed out. Councilmember Chelette asked if we have a list of customers who use this particular commercial service, and Mayor Borne stated that we do have a list of commercial dumpster customers. Mr. Carruth then stated that Republic actually serves a majority of the current business and bills through the City. City Manager Kevin Carruth then stated that when we issue building permits, we will have a notice that goes out, not only notifying them of this change, but we can also include the list of non-approved items. There were no further questions, and the motion passed unanimously.

DELIBERATE AND ACT TO AWARD DEMOLITION SERVICES AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS: Councilmember McAdams made a motion to deliberate and act to award demolition services and authorize the City Manager to negotiate and execute all necessary documents. Councilmember Chelette seconded. City Manager Kevin Carruth stated that the City issued an invitation for bids on October 14, 2025, soliciting responses from vendors to demolish eleven structures that were condemned following the C.O.D.E.S. Hearings on March 25, 2025, and April 14, 2025. Ads were also placed in the Beaumont Examiner on the September 18th and 25th editions, a notice was posted on the City Website, and direct mail was sent to 12

vendors. Additionally, a notice was sent to the Historically Underutilized Business Zone (HUBZone) clearinghouse in Houston. We ended up with two responses, one from Frakes Construction in Groves and one from Construction Managers of Southeast Texas. Frakes' bid was for \$129,369, and the Construction Manager's bid was \$510,037. Mr. Carruth stated that he does not think this will be a difficult decision for the Council. Both bids were complete, but Frakes is more in line with our initial expectations. Note that a majority of the cost for this will be covered through our ARPA funds, which is why the invitation for bid included additional requirements to meet the federal government's procurement standards. The staff recommends awarding the bid to Frakes Construction. Mayor Borne asked Mr. Carruth if, once the houses are torn down, the cost of doing so would be placed against the property as a lien, and Mr. Carruth confirmed that this is correct. Councilmember McAdams inquired about the payment method for Frakes Construction, and Mr. Carruth stated that he believes the packet indicates they would receive payment at 50% completion and again upon completion of the entire project. Councilmember Holmes asked who the responsible staff member would be overseeing this project, and Mr. Carruth stated that it would be the Building Department. Mayor Borne inquired about the timeline for completing this project, and Mr. Carruth noted that the work must be finished by May 31, 2026. The ARPA funds have to be spent by the end of 2026. Mayor Borne stated that his recommendation would be to award the bid to Frakes Construction based on price and the company's past services to the City. Councilmember McAdams amended his previous motion to award the demolition services to Frakes Construction in the amount of \$129,369, and Councilmember Chelette seconded. There were no further questions, and the motion passed unanimously.

DELIBERATE AND ACT ON THE NOVEMBER 10, 2025, INVOICE LIST: Mayor Pro Tem Gay made a motion to deliberate and act on the November 10, 2025, Invoice List, and Councilmember Holmes seconded.

INVOICES: City Manager Kevin Carruth presented invoices for payment totaling \$553,046.77 as follows:

1. Albanese Cormier Holdings, LLC	Indian Springs subdivider rebate.	\$30,673.58
2. Allco, Inc.	ARPA Grant Wastewater Plant improvements.	\$291,681.3

3. Beck	Replacement of pneumatic valve actuators with electric.	\$54,538.85
4. Chameleon Industries	Polymer for Water Plant.	\$35,186.40
5. Fenix Industries	Patrol emergency equipment for 2 patrol cars.	\$39,925.08
6. Groves Chamber of Commerce	4 th quarter payment.	\$17,500.00
7. Lower Neches Valley Authority	Raw water purchased for October 2025.	\$26,438.73
8. Moody Brothers, Inc.	Replacement of Wizard 4000 advanced digital weight indicator.	\$7,285.00
9. PVS DX, Inc.	Chlorine for Water Plant.	\$6,861.60
10. T.R.E.S.	High service pump #2 rebuild.	\$6,372.90
11. T.R.E.S.	New motor pump #2 and installation.	\$22,193.51
12. Wex Bank	Fuel for City vehicles.	\$14,389.77

Mayor Borne asked for questions, and Councilmember Chelette asked Mr. Carruth to explain item #1. Mr. Carruth stated that, as an incentive to developers, if they cover the costs of installing water and wastewater infrastructure, the City will rebate 50% of the fees it receives for a specified period. Mayor Borne inquired about the progress of the Wastewater Plant improvements, and Public Works Director Troy Foxworth stated that they need to complete a checklist. Councilmember Holmes asked about replacing the digital weight indicator and whether we have a method to safeguard it against lightning strikes. Mr. Foxworth stated that there was a safeguard, and it had failed last time as well. There were no further questions, and the motion passed unanimously.

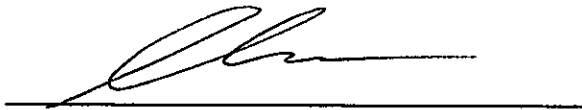


Mayor Borne asked for Council comments, and Councilmember Holmes thanked the staff for their work on the demolition projects. Councilmember McAdams welcomed Councilmember Chelette. Mayor Borne also welcomed Councilmember Chelette and thanked former Councilmember Kondis for his service. Councilmember Chelette thanked City Clerk Clarissa Thibodeaux for all of her help and also for the advice from the Council. Mayor Borne stated that tomorrow is Veterans' Day and encouraged everyone to take a moment to thank a Veteran. Mayor Pro Tem Gay welcomed Councilmember Chelette and also welcomed back Councilmember McAdams. Mayor Pro Tem Gay also thanked former Councilmember Kondis, stating that he would be missed.

There was no further business, and the meeting was adjourned at 5:34 p.m.


Mayor

ATTEST:


City Clerk

