

A regular meeting of the Groves City Council was held September 8, 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 5:00 p.m. and welcomed the attendees. Representatives from the local VFW Post 4820 then led the prayer and the Pledge of Allegiance.

Mayor Borne called for reports, and Mr. Ken Loftin of VFW Post 4820 provided a report on Operation Enduring Freedom, the official name used by the United States Government for the global war on terrorism. October 7th of this year marks the 24th Anniversary of the beginning of Operation Enduring Freedom (OEF) and the global war on terrorism. The objective of OEF was the destruction of terrorist training camps in Afghanistan, the capture of Al Qaida leaders, and the cessation of terrorist activities in Afghanistan. On September 20, 2001, the United States stated that Osama bin Laden was behind the September 11th attacks. In November 2001, the U.S. Military and its allied forces established their first ground base in Afghanistan. On May 2, 2011, the U.S. Navy Seals launched a raid on Osama bin Laden's compound in Pakistan, killing the al-Qaeda leader.

There were no further reports.

Mayor Borne asked for citizen comments, and there were none.

Mayor Borne then paused the Council Meeting and opened up the Public Hearing portion of the meeting for the purpose of reviewing a specific use permit by Mr. Jorge Mancilla Jr., for an apartment project at 2238 Main Avenue at 5:08 p.m.

CONDUCT A PUBLIC HEARING ON A SPECIFIC USE PERMIT BY MR. JORGE MANCILLA JR., FOR AN APARTMENT PROJECT AT 2238 MAIN AVENUE: Mayor Borne then read the notice of the public hearing as follows: "Notice is hereby given that a Joint Public Hearing between City Council members and Planning and Zoning Commissioners will be held on Monday, September 8, 2025, which begins at 5 p.m., at 3947 Lincoln Avenue. Request by owner of the property listed herein. To consider a request from Mr. Jorge Mancilla Jr., granting him a Specific Use Permit for an apartment project at 2238 Main Avenue, legal description: LT 19 TR 1 125' X 290' WARREN NO 2, .8314 AC."

Mayor Borne asked if Mr. Mancilla was present, and he was not. Joe Pattie of Arceneaux Wilson & Cole Engineers was present on behalf of Mr. Mancilla. Mayor

Borne asked Mr. Pattie to provide the Council with a brief overview of what the project entails. Mr. Pattie stated that it is essentially nine two-story units, each with 1,340 square feet of space. There is also a single-car garage downstairs, surrounded by landscaping and a security fence on three sides.

Mayor Borne then asked for questions from the City Council. Councilmember Holmes inquired about additional parking outside of the one-car garage, and Mr. Pattie stated that there are 13 extra parking spots, as the ordinance requires two spots per unit. Mayor Borne inquired about the concern discussed in the Planning and Zoning Meeting regarding the turnaround factor related to the fire trucks. Mayor Pro Tem Konidis asked about the dimensions of the hammerhead, and Mr. Pattie stated that it will be 110 feet across. Mayor Pro Tem Konidis noted that the policy requires 96 feet, so this will be sufficient. Mr. Pattie said it would be a two-point turn. Mayor Borne asked the Planning and Zoning Commission if any other concessions had to be made for any of the other ordinances to allow this to be built, in addition to the specific use permit. Mr. Campise stated that the only other thing was whether this location would be required to have a retention pond, and Mr. Plokhooy noted that it is not required. There were no further questions from the City Council.

Mayor Borne then asked for questions or comments from the Planning and Zoning Commission. Mr. Plokhooy stated that both of the issues they had had already been addressed. There were no further comments from the Planning and Zoning Commission.

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

Mayor Borne asked for property owners within 200 feet who wished to speak against the request, and there were none.

Mayor Borne asked for citizens of Groves who wished to speak in support of the request, and there were none.

Mayor Borne asked if any citizens of Groves wished to speak against the request, and none did.

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

Public Hearing was adjourned at 5:17 p.m. and Council resumed the regularly scheduled City Council Meeting.

DELIBERATE AND ACT TO APPROVE THE MINUTES OF THE AUGUST 18, 2025, SPECIAL MEETING: Councilmember Holmes made a motion to deliberate and act to approve the minutes of the August 18, 2025, Special Meeting. Councilmember Gay seconded. There were no questions, and the motion passed unanimously.

DELIBERATE AND ACT TO APPROVE THE MINUTES OF THE AUGUST 25, 2025, CITY COUNCIL MEETING: Mayor Pro Tem Konidis made a motion to deliberate and act to approve the minutes of the August 25, 2025, City Council Meeting and Public Hearing. Councilmember McAdams seconded. There were no questions, and the motion passed unanimously.

DELIBERATE AND ACT TO ACCEPT BID FROM TEXAS MATERIALS TO PERFORM HMAC OVERLAY AND STRIPING OF CERTAIN STREETS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS: Councilmember Gay made a motion to deliberate and act to accept bid from Texas Materials to perform HMAC overlay and striping of certain streets and authorizing the City Manager to negotiate and execute all necessary documents. Councilmember Holmes seconded. City Manager Kevin Carruth stated that we have discussed over the last two years that there have been four companies in this area that produce asphalt and perform this kind of work. Of those four companies, one went out of business, and subsequently, Texas Materials acquired the other two. Between that and the lost competition, along with all the work that TXDOT is doing, it has presented a problem for us, as well as for all the other cities in the area. This has impacted our ability to obtain competitive pricing, and they were the only respondent for this project. Mr. Carruth then stated that half a million dollars doesn't go as far as it used to. Mr. Carruth then presented the Council with a map of the areas that will have striping done, as well as the areas where the HMAC overlay will take place. Mayor Pro Tem Konidis asked how we determine the areas of streets that we redo, and Public Director Troy Foxworth stated that these are some of the worst ones. Mr. Carruth then said that there are subsections where

the pavement is bad, but we know there's underlying utility work that also needs to be done, and we don't have the funds to do both. Councilmember Holmes asked if we are confident that there are no underlying utility issues with the streets being proposed for overlay, and Mr. Foxworth stated that we are pretty confident in these assessments. Councilmember Holmes asked how many miles these streets would be, and Mayor Borne stated that he believes it's about 1.3 miles of roads. Councilmember Holmes asked if the vendor had come out and surveyed these streets, and Mr. Foxworth stated they had. Councilmember Holmes asked where the RFQ for this work was posted, or which newspapers we used, and Mr. Foxworth stated that we sent it to those we had, but we did not go outside the local area due to time constraints. Mr. Carruth then stated that earlier in the year, we even looked into possibly going into Houston and hauling the material ourselves, but it was not economical. Councilmember Holmes asked if this was a project our staff could handle, and Mr. Foxworth stated that we do not have a layout machine that can produce hot mix. Mr. Carruth also added that we no longer have staff trained in this area. Councilmember Holmes inquired about the road layout for the comprehensive plan, and Mr. Foxworth stated that they are currently using the 2017 plan, but have had to make some changes due to Harvey. Mayor Borne also noted that some roads were removed because they had been redone using the CDBG grant, and Mr. Carruth stated that those streets were all in Ward 4. Mr. Carruth also informed the Council that over the last several months, we have interviewed three companies that conduct street condition surveys. If we proceed with the transportation use fee, it would cover the cost of conducting a new evaluation.

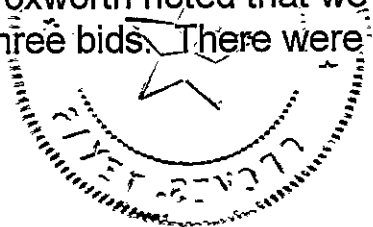
Mayor Borne stated that what is considered the worst roads is not only the condition of the road, but also the daily traffic that flows on it. Councilmember McAdams inquired about the start date for these projects, and Mr. Foxworth replied that if the Council approves them, they can begin next week. Councilmember Holmes asked if this would finalize the rest of the streets' budget for the current fiscal year, and Mr. Foxworth stated it would wipe it out. Mayor Pro Tem Konidis inquired whether we had discussed further options for installing signage on Hogaboom to prevent trucks from entering. Marshal Robin confirmed that we already have signage on both ends. There were no further questions, and the motion passed with Mayor Borne, Mayor Pro Tem Konidis, Councilmember Gay, and Councilmember McAdams in favor of this motion. Councilmember Holmes voted against the motion.

DELIBERATE AND ACT ON THE SEPTEMBER 8, 2025, INVOICE LIST:
Councilmember Gay made a motion to deliberate and act on the September 8, 2025, Invoice List, and Mayor Pro Tem Konidis seconded.

INVOICES: City Manager Kevin Carruth presented invoices for payment totaling \$163,328.66 as follows:

1. Citibank	Purchasing cards payment.	\$15,421.04
2. Enterprise	Vehicle lease and maintenance payment for September 2025.	\$12,112.32
3. HEAT Safety Equipment LLC	Four new 30-year SCBA bottles, hydro testing of six SCBA bottles, repair and flow test of pack #57.	\$7,489.51
4. PVS DX, INC	Chlorine for water plant.	\$6,861.60
5. WEX	August 2025 fuel bill.	\$14,334.19
6. Zone Industries	Repair of #6 Taft Liftstation 30HP Pump.	\$38,160.00
7. Zone Industries	Repair of #1 Taft Liftstation 150HP Pump.	\$68,950.00

Mayor Borne asked for questions, and Mayor Pro Tem Konidis inquired whether the repairs to the pumps were an emergency and if they were included in the budget. Public Works Director Troy Foxworth stated that it was an emergency, but it was also in the budget. Councilmember Holmes then asked if we have spare pumps and if we lost service. Mr. Foxworth stated that we did not lose service because these were the backup pumps. Councilmember Holmes noted that the repairs were significantly cheaper than buying new pumps and also asked if we ever use other vendors. Mr. Foxworth noted that we do use other vendors, but this was the cheapest out of the three bids. There were no further questions, and 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.
- B. RECONVENE INTO OPEN SESSION.

Council convened into executive session at 5:40 p.m.

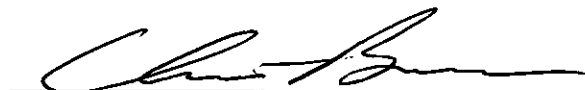
Council reconvened into open session at 5:46 p.m.

DELIBERATE AND ACT TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL DOCUMENTS TO RETAIN THE LAW FIRM OF LLOYD GOSSELINK P.C. TO CONSULT WITH THE CITY ON A MATTER INVOLVING THE U.S.

ENVIRONMENTAL PROTECTION AGENCY (EPA): Mayor Pro Tem Konidis made a motion to deliberate and act to authorize the City Manager to execute all documents to retain the law firm of Lloyd Gosselink P.C. to consult with the City on a matter involving the U.S. Environmental Protection Agency (EPA). Councilmember McAdams seconded. There were no questions, and the motion passed unanimously.

Mayor Borne asked for Councilmember comments, and there were none.

There was no further business, and Mayor Borne adjourned the meeting at 5:48 p.m.


Mayor

ATTEST:


City Clerk

