

**CITY OF CHINA GROVE
REGULAR MEETING
MINUTES**

DATE: July 2, 2020
TIME: 7:00 P.M.
PLACE: 2412 FM 1516 S.

CALL TO ORDER

The meeting was called to order by Mary Ann Hajek, Mayor. Also present for the meeting were members Margie Holisky, Frank Bennett and Mayor Protem, Larry Keller. Gail Beaver was absent. A quorum was declared.

Consider and act on the following items:

Minutes June 4, 2020 Regular Meeting, June 17, 2020 Special Meeting

Margie Holisky made a motion to approve the minutes of June 4 and June 17. All voted in favor to approve minutes of June 17, 2020. Margie Holisky and Frank Bennett voted to approve minutes of June 4, 2020 Larry Keller abstained. Motion passed.

STAFF REPORTS

Financial Report: was submitted and read by Susan Conaway, City Administrator

AVA Audit Engagement Letter was provided to council for review.

Municipal Court report was submitted by Court Clerk, Clarissa Sczech and read by Susan Conaway, City Administrator.

Police Department report was submitted by Judy Northam. Chief of Police, Ralph Sramek briefed council on activity for the month

Volunteer Fire Department report was submitted by Fire Chief, Mike Winfield. He also read report for the month of June. Reporting a total of 25 calls for the month 11 in China Grove 7 in the County area and 7 Mutual Aid calls. Acadian transported 11, 6 from China Grove, 5 for the County. There were 14 EMS Calls for medical, three Motor vehicle collisions. Also 3 structure fires, 1 unauthorized burn and 3 activated fire alarms and 1 Assist the public call. Chief reminded everyone that fireworks are prohibited within the city limits of China Grove noting that the Alamo Fireworks property is not within the city limits of China Grove

Animal Control/Code Compliance: No report was available.

CITIZENS TO BE HEARD

This time is provided for citizens to address City Council on any issues and concerns.

No City Council action can be taken if the item is not on the agenda.

**Please limit your remarks to three (3) minutes and
state your name and address for the record.**

NONE

OPEN PUBLIC HEARING AT 7:20 PM

A. PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM MEMBERS OF THE PUBLIC ON THE MERITS OF AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7222 WHIPPOORWILL LN, Suite #1 ; CHINA GROVE, TEXAS TO AUTHORIZE a Warehousing and Storage OPERATION, AS A CONDITIONAL USE AMT Technologies, Inc." for warehousing and storage of OFFICE AND MEDICAL EQUIPMENT & SUPPLIES.

Hear testimony and or comments from the public

Louis and Darlene Castillo, owners of AMT addressed the council providing information about their operation explaining the location is used for office and storing of medical equipment such as oxygen

tanks. Mr. Castillo stated they keep approximately 100-150 during the summer and 225-250 at most. He added that they do some repair/maintenance on the tanks.

Fire Chief, Mike Winfield expressed his concerns regarding storage of the tanks. Reminding Mr. Castillo that Fire inspections will be required before a Certificate of Occupancy is issued.

B. PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM MEMBERS OF THE PUBLIC ON THE MERITS OF AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7222 WHIPPOORWILL LN, Suite #2 ; CHINA GROVE, TEXAS TO AUTHORIZE a Warehouse and Storage OPERATION, AS A CONDITIONAL USE. *CT Plumbing” for warehousing and storage of PLUMBING MATERIAL & SUPPLIES.*

Hear testimony and or comments from the public.

Mr. Mike Fraesier addressed the council providing information about his operation explaining that his office was in another location on the same property and he needed extra facility for storing plumbing materials supplies and tools.

No others commented

C.A PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM MEMBERS OF THE PUBLIC ON THE MERITS OF AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7575 U.S. HIGHWAY 87, Suite 3 ; CHINA GROVE, TEXAS TO AUTHORIZE a Trailer Repair OPERATION, AS A CONDITIONAL USE. *JC On-Site Trailer Repair for all types of trailer repair on semi and box trailers.*

Hear testimony and or comments from the public.

Several representatives of JC On-Site Company addressed the council and provided information regarding the operation. They also answered questions from the council and the attending public, mostly residents whose properties share property line with the proposed location of the business and had concerns relating to NOISE along with too many trucks/trailers parked for long periods of time. Residents also expressed concerns regarding opening on weekends especially early hours of the morning.

CLOSE PUBLIC HEARING- Closed 8:15

DISCUSSION/ACTION

A.Consider action to approve an auto sales operation at 7259 US HWY 87 E. PETERS AUTO SALES. Danny Peters owner.

Frank Bennett made a motion to table until a time when a representative of the company can be present. Margie Holisky seconded. All voted infavor

B.Consider action on ORDINANCE 20-0702 PROHIBITING USE OF ENGINE BRAKES AND DECLARING SUCH USE AND RESULTING NOISE A PUBLIC NUISANCE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE

After council discussions including location of the 3 signs, Larry Keller made a motion to adopt the Ordinance Prohibiting Use of the Engine Brake within the city limits of China Grove. Margie Holisky seconded. All voted in favor.

C.Consider action to affirm appointment of Ryan Weeks as Reserve Peace Officer for China Grove Police Department

Chief Ralph Sramek introduced Ryan and his family. Ryan addressed council stating his experience as a Military Law enforcement officer since 2010 and his desire to continue the profession as a Peace officer of the State for China Grove PD. Frank Bennett made a motion to approve the appointment of Ryan Weeks as Reserve Peace Officer. Larry Keller seconded the motion. All voted in favor.

D.Consider action to authorize Mayor to enter contract with FORESITE GROUP for Engineering Services for the City of China Grove.

The City Administrator addressed the council stating negotiations with Foresite were in progress. Mayor Hajek provided additional detail noting we are waiting for adjustments to fees. Larry Keller made a motion to grant authorization for Mayor to contract with Foresite based on her good judgement. Frank Bennett seconded the motion. All voted in favor.

E.Consider action on Bexar Appraisal District Proposed Budget 2020

*(Resolution is necessary **only** if governing body **disapproves** of the proposed Budget)*

NO ACTION TAKEN

F.Budget Workshop/Review- Larry Keller made a motion to move this item for a separate meeting at a near future date. Margie Holisky seconded. All voted in favor.

ANNOUNCEMENTS

Mayor/Council

Any qualifying residents who are interested in serving on the city council are encouraged to contact City Hall at 210-837-3703/210-648-4923. Mayor also briefed council on status of CARES funding process

ADJOURN

Larry Keller made a motion to pay bills and adjourn the meeting. Margie Holisky seconded. All voted in favor. Meeting ended at 8:45 p.m.

City Secretary