**CITY OF CHINA GROVE DATE: APRIL 8, 2021**

**SPECIAL MEETING TIME: 7:00 P.M.**

**MINUTES PLACE: 2412 FM 1516 S.**

**CALL TO ORDER**

The meeting was called to order at 7:00 pm by Mary Ann Hajek, Mayor. Also present for the meeting were members Margie Holisky, Frank Bennett, Gail Beaver, and Mayor Protem Larry Keller. None were absent. A quorum was declared. Larry Keller led the invocation. Gail Beaver led the Pledge of Allegiance.

**Consider and act on the following items:**

**Minutes: March 4, 2021 - Regular Meeting.**

Council reviewed Minutes from March 4, 2021. Gail Beaver made a motion to adopt March 4, 2021 Minutes. Larry Keller seconded the motion. All voted in favor.

**STAFF REPORTS:**

* **Financial** **Report:** Submitted and read by Leslie Bettice, City Secretary.
* **Municipal Court**: Submitted by Court Clerk, Clarissa Sczech and read by Leslie Bettice.
* **Police Department**: Submitted by Judy Northam and read by Chief of Police, Ralph Sramek. Chief Sramek briefed council on a vehicle pursuit involving controlled substances.
* **Animal Control/Code Compliance**: Submitted by Animal Control Officer, Lee Roy Rosales and read by Chief Sramek.
* **Volunteer Fire Department:** Submitted and read by Fire Chief, Mike Winfield.

**CITIZENS TO BE HEARD:**

1. **Gene Ripps** requested to speak about other agenda items and was advised that the public hearing for those items was last month. Mr. Ripps had no further comments.
2. **David Johnson** stated he was speaking on behalf of a group, which he listed. Mr. Johnson was upset about the possibility of chemical storage facilities. Mr. Johnson voiced concern about Real Dr not being able to sustain a new subdivision and the cost to upgrade roads.
3. **Glenn Michalek** stated he was speaking on behalf of his mother. Mr. Michalek voiced concern about a new subdivision and increasing traffic to Real Dr.
4. **James Sheffield** voiced concern against zoning amendments to 7448 and 7418 US Hwy 87 E.
5. **John Vrzalik, Jr** stated he would like to see the lot size increased from ¾ to at least an acre. Mr. Vrzalik also voiced concern about Lane Dr being used for the possible development of a new subdivision.
6. **Chris Thomas** stated he was also concerned about a new subdivision.
7. **Mary Ann Perez** stated she was concerned with the possibility of hazardous material in a highly residential area. Ms. Perez was also concerned with the use of Lane Dr for a new subdivision.
8. **Brandy Nunn** stated she was concerned with the use of Real Dr for a new subdivision and the possibility of rezoning for chemical storage in the same area.

**DISCUSSION / ACTION:**

1. **Consider Action** to appoint David Windhorst as Alderman to fill the unexpired term of Dennis Parma and Administer Oath of Office (un-expired term ends May 2021). Larry Keller made motion to appoint David Windhorst as Alderman. Frank Bennett seconded the motion. All voted in favor. Motion carried. David Windhorst was sworn in as Alderman by City Secretary.
2. **Consider Action** to affirm appointment of Delbert Skinner as Reserve Officer for the China Grove Police Department. David Windhorst made motion to affirm appointment of Delbert Skinner as Reserve Officer for China Grove Police Department. The motion was seconded by Larry Keller. All voted in favor. Motion carried.
3. **Consider Action** to affirm appointment of Stormie Jarmon as Reserve Officer for the China Grove Police Department. Margie Holisky made motion to affirm appointment of Stormie Jarmon as Reserve Officer for China Grove Police Department. The motion was seconded by Gail Beaver. All voted in favor. Motion carried.
4. **Consider Action** on renewal of contract with Republic Services for Solid Waste (trash) collection services. Terry Gawlik from Republic Services advised Republic wished to continue serving China Grove. Frank made motion to renew the contract. Larry seconded the motion. All voted in favor. Motion carried.
5. **Consider Action on** ORDINANCE #210408-1 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7448 E US HIGHWAY 87, CHINA GROVE, TEXAS TO AUTHORIZE a Warehousing and Storage Operation AS A CONDITIONAL USE. *BK Field Operations, LLC* for an office and STORAGE YARD FOR WORK TRUCKS, EQUIPMENT AND HIGHWAY MAINTENANCE SUPPLIES. Margie Holisky made a motion to deny amending this zoning ordinance. Motion was seconded by Gail Beaver. All were in favor of denial. Motion carried and amending of zoning ordinance was denied.
6. **Consider Action** on ORDINANCE #210408-2 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 7418 E US HIGHWAY 87, CHINA GROVE, TEXAS TO AUTHORIZE a Warehousing and Storage Operation AS A CONDITIONAL USE. *On-Site Fuels, Inc*. for an office and WAREHOUSING AND INSIDE STORAGE OF NON-PETROLEUM PRODUCTS AND OUTSIDE STORAGE OF PETROLEUM PRODUCTS. Frank Bennett made a motion to deny amending this zoning ordinance. Motion was seconded by David Windhorst. All were in favor of denial. Motion carried and amending of zoning ordinance was denied.
7. **Consider Action** on ORDINANCE #210408-3 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 2438 S. FOSTER RD., CHINA GROVE, TEXAS TO AUTHORIZE a Warehousing and Storage Operation AS A CONDITIONAL USE. *Texas Enterprises, Inc., dba Golden West Oil Co.* for an office and WAREHOUSING AND STORAGE OF LUBRICANT PRODUCTS AND STORAGE OF PETROLEUM PRODUCTS. David Windhorst made motion to accept with special conditions listed in ordinance. Larry Keller seconded motion. All voted in favor. Motion carried to amend the zoning ordinance with special conditions.
8. **Consider Action** on Proposed Development Agreement between City of China Grove and MI Homes for Development and subdivision of 63 acres of residential property located between Lane Dr and Real Dr. Margie Holisky made motion to accept Proposed Development Agreement between the City of China Grove and MI Homes for this development. David Windhorst seconded the motion. All voted in favor and the motion was carried.
9. **Consider Action** on request to operate a new business, Clem’s Grass (Retail of sod and bagged soil/mulch) is to be located at 7555 U.S. Highway 87 E, China Grove, TX. Owner, Clemente Rodriguez. Larry made motion to approve. David Windhorst seconded. All voted in favor and the motion was carried.
10. **Consider Action** on request to operate a new business, San Antonio Hype Cheer (Office space for cheer/dance program) is to be located at 6750 U.S. Highway 87 E, China Grove, TX. Owner, Elisha Corley. Larry Keller made motion to approve. Gail Beaver seconded. All voted in favor and the motion was carried.

**ANNOUNCEMENTS MAYOR/COUNCIL/STAFF-COMMENTS OR STATEMENTS**

**A.** Mayor/Council

**B** Chief of Police – Chief Sramek stated the PD Truck was in and waiting on lights to be installed.

**C**. **City Secretary/Administrator – Reminder to employees: Annual Cyber Security Training is due by June 14, 2021.**

**ADJOURN**

Larry Keller made a motion to adjourn the meeting. David Windhorst seconded. All voted in favor.Meeting ended at 9:10 p.m.

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Mayor