

**CITY OF CHINA GROVE  
REGULAR MEETING  
MINUTES**

**DATE: FEBRUARY 2, 2023  
TIME: 7:00 P.M.  
PLACE: 2412 FM 1516 S.**

**CALL TO ORDER**—Mayor Hajek called the meeting to order at 7pm.

Invocation was led by Gail Beaver

Pledge of Allegiance was led by Larry Keller

Roll Call—Those present for the meeting were Mary Ann Hajek, Mayor and Larry Keller, Mayor Pro Tem. Council members were Gail Beaver, Margie Holisky, David Windhorst and Frank Bennett. None were absent.

**MINUTES**

**Consider and act on** approval of the minutes of the City Council meeting/s held:

**January 5, 2023—Regular Meeting.** David Windhorst made the motion to approve the minutes. Gail Beaver seconded the motion. All voted in favor.

**STAFF REPORTS**

**Consider and possible action on:**

Financial Report & Municipal Court reports read by Susan Conaway—

- Margie Holisky, Public Funds Investment Officer submitted and reported the PFIA 4<sup>th</sup> Quarter report for 2022.
- Police Department: Chief Ralph Sramek *Reported activity for the month and official start date for motorcycle unit.* Lt. Ehanire reported his activity for the day.
- China Grove Fire & Rescue: Fire Chief Mike Winfield reported a Total of 22 Calls for the month. 13 in the City, 8 for the County and 1 mutual aid. There were 11 EMS calls 4 in the City and 7 in the County. Acadian transported 3 in the city, 4 in the county area. Also, there was 3 UNAUTHORIZED Burns, 1 structure fire and 1 Vehicle fire. 3 Assist the public.
- Animal Control/Code Compliance: Lt Amadin reported Code compliance: Several signs were removed, warning was issued for abandoned vehicle and one junk vehicle. Animal Control: Responded to one dog on a chain. It was found to be on a tether rope that is now removed.

- **ANNUAL AUDIT REPORT – FY October 1, 2021–September 30, 2022**

**Phil Vaughan**, Armstrong, Vaughn & Associates Presented an overview of the audit.

*Concluding that the City's general fund would support the City for about 17 months in the event of an emergency which is more than double the minimum recommended 6 months.*

**CITIZENS TO BE HEARD**

This time is provided for citizens to address City Council on any issues and concerns. No City Council discussion or 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.**

*Dennis Parma*

*MR. Vaughan answered questions from resident Dennis Parma regarding the audit. Mayor Hajek responded to Mr. Parma's questions regarding street maintenance, specifically Tierra Bonita.*

**OPEN PUBLIC HEARING at 7:26 pm**

**A PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM THE PUBLIC ON the merits of amending the zoning ordinance by rezoning property located at 6750 US Highway 87 E (Rigsby Ave), China Grove, TX to authorize operation of a Private Recreation Facility as a conditional use.**

- Hear Public Comments.

Rep of SA Hype Cheer addressed the council providing information and responding to questions about the use of the facility

There were no other comments.

**CLOSE PUBLIC HEARING at 7:35 pm**

## **DISCUSSION / ACTION**

**A. Consider action on ORDINANCE NO. 23-0202: AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 6750 US Highway 87 E (Rigsby Ave), China Grove, Tx to authorize operation of a Private Recreation Facility as a conditional use.**

Larry Keller made the motion to approve the Ordinance with the following conditions:

- A. All activities associated with this use are restricted to the 3,000 square feet building as outlined on the site plan attached hereto as **Exhibit "B"**, and all activities associated with the conditional use must be contained indoors; and
- B. The building must pass a certificate of occupancy inspection including appropriately marked fire lanes being established and appropriate locking mechanisms for gates installed as required by City adopted building and fire codes; and
- C. The use begins operation with in two years of the approval date of this Conditional Use Permit.

David Windhorst seconded the motion. All voted in favor.

**B. Discuss and consider action on RESOLUTION No. 23-0202-R Public Funds Investment Policy Annual Review.** "The City's Public Funds Investment Policy shall be reviewed and adopted by resolution of the City Council no less than annually. If there are no changes to be made, consider action on Annual Review and adoption of Public Funds Investment Policy."

Margie Holisky reported there were no changes to the Public Funds Investment Policy. Larry Keller made the motion to approve the Annual Review and Investment Policy Resolution. Margie Holisky seconded the motion. All voted in favor.

**C. Discuss amending zoning ordinance regulating setbacks for multistory, industrial/commercial buildings.**

Resident Fred Bean submitted a written statement requesting an amendment to the Zoning Ordinance including his proposed height vs setbacks calculations. Members responded and corrected Mr. Bean's statement regarding prior developments that he referenced in his statement. However, no plans or action to make suggested changes in the older city-wide ordinance were further discussed.

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

There were no announcements.

## **ADJOURN**

Larry Keller made the motion to pay the bills and adjourn the meeting. Gail Beaver seconded the motion. All voted in favor.

Mary Ann Hajek, Mayor