

**CITY OF CHINA GROVE
REGULAR MEETING
MINUTES**

**DATE: JULY 7, 2022
TIME: 7:00 P.M.
PLACE: 2412 FM 1516 S.**

CALL TO ORDER

Invocation was led by Larry Keller

Pledge of Allegiance led by Gail Beaver

Roll Call: Mayor, Mary Ann Hajek, Mayor Pro-Tem, Larry Keller and council members Margie Holisky and Gail Beaver were present for the meeting. Frank Bennett and David Windhorst were absent.

MINUTES

- **Consider and act on** approval of the minutes of the City Council meetings held **JUNE 2, 2022**-Larry Keller made a motion to approve the minutes, Margie Holisky seconded the motion. All voted in favor.

STAFF REPORTS

- Financial: Submitted and read by Susan Conaway
- Municipal Court: Report was submitted by Clarissa Sczech, Court Clerk and read by Susan Conaway
- Police Department: Report was submitted by Judy Northam. Chief Ralph Sramek briefed council and citizens on content of the report.
- Volunteer Fire Department: Report was submitted and read by Fire Chief Mike Winfield. Chief Winfield noted the burn ban is still in place
- Animal Control/Code Compliance: Anthony Martinez reported one dog this month and it is currently being fostered by Linda Gillespie.

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.

- Fred Bean addressed the council and stated he is against the council's decision to approve the Foster Commerce Center and the affects it will have on the nearby residences. Mr. Bean also expressed his opposition to annexing additional property and questioned why the city would be considering annexing.

OPEN PUBLIC HEARING 7:19 p.m.

A PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM THE PUBLIC ON the merits of amending the zoning ordinance by rezoning property located at 6825 US Highway 87 E, Suite D, China Grove, TX to authorize a MANUFACTURING AND FABRICATING operation as a conditional use.

- Hear Public Comments.
 1. Mike Passano expressed concern about the type of manufacturing that was being considered for re-zoning. It was explained that only light manufacturing would be allowed along with other conditional uses on the property.
 2. Property owner Larry Colson addressed the council, questioning the reason for this process.

CLOSE PUBLIC HEARING 7:35 p.m.

DISCUSSION/ACTION

A. Consider action on CDAR program, amount of funds to transfer and terms.

Margie Holisky explained the CDAR program and requested to authorize Texstar Bank to transfer funds to as follows: \$75,000 to a 13week CD, \$75,000 to 26week CD and \$150,000 to a 52week CD. Gail Beaver made a motion to approve the terms and amounts to be transferred. Larry Keller seconded. All voted in favor.

B. Consider action to affirm hiring of Susan Conaway as City Secretary.

Larry Keller made a motion to affirm. Gail Beaver seconded. All voted in favor.

C. Consider action to affirm appointment of Katrina Sizenbach **as Animal Control/Code**

Compliance paid reserve officer with China Grove Police Department.

Chief Sramek introduced Katrina and stated she will be the new Animal Control & Code Compliance Officer. Katrina addressed the council giving her background experience and past employment.

Chief Sramek added that Katrina will be training and eventually certified for Animal Control. Larry Keller made a motion to confirm. Gail Beaver seconded. All voted in favor.

D. Consider action to approve **ORDINANCE NO. 22-0707: AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 6825 US Highway 87 E, China Grove, TX** to authorize a MANUFACTURING AND FABRICATING operation as conditional Use. Mayor Hajek read the Ordinance Title including the list of conditions. Margie Holisky made a motion to approve the Conditional Use Re zoning along with the following conditions:

*The conditional use must comply with the Site Plan attached hereto as **Exhibit “C**

*Only light manufacturing/fabricating activities that produce consumer-oriented goods on a small scale.

*All manufacturing, fabricating, assembly or disassembly of items must take place wholly within the confines of the building footprint and may not involve the use or production of flammable, explosive or other hazardous materials.

*No emissions of noise, dust, odor, smoke, gas, fumes, exhaust emissions, vibrations, light, glare, erosion or other hazardous or potential elements which are detectable beyond the boundary of the property.

*Housekeeping procedures must be in place to safely reduce the amounts of dangerous dust, particles, fumes and other emissions to mitigate fire, explosion and environmental potentials.

*No outdoor storage.

Margie Holisky made a motion to approve the Conditional Use Rezone. Larry Keller seconded the motion. All voted in favor.

E. Consider action on **RESOLUTION 22-0707-R** ACCEPTING A PETITION FOR VOLUNTARY EXTENSION OF THE CITY LIMITS OF THE CITY OF CHINA GROVE, TEXAS BY THE ANNEXATION OF LAND BEING A 0.714 ACRE TRACT OF LAND SITUATED IN THE JOHN H. LUCAS SURVEY NO. 54 ABSTRACT NO. 430, COUNTY BLOCK 5134, BEXAR COUNTY, TEXAS ADJACENT TO THE CITY OF CHINA GROVE, TEXAS CITY LIMITS AND APPROVING A SERVICE PLAN FOR SUCH AREA.

Larry Keller made a motion to approve the Resolution accepting the voluntary annexation of the property described, authorizing the Mayor to enter into the services agreement. Margie Holisky seconded the motion. All voted in favor.

F. Consider and act on **ORDINANCE 22-0707-E ORDERING SPECIAL ELECTION** on **the UNIFORM ELECTION DATE OF NOVEMBER 8,2022** for the purpose of:

- a. **Reauthorization of the local sales and use tax in City of China Grove at the rate of one-fourth of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized**

Mayor Hajek read the ordinance title and ballot language. Margie Holisky made a motion to order the election. Gail Beaver seconded. All voted in favor.

G. Consider action to Contract with Bexar Elections Administration for Election Services November 8, 2022 Sales Tax Reauthorization for maintenance and repair of municipal streets.

Larry Keller made a motion to contract with Bexar Elections for services to hold Special Election Nov 8, 2022. Margie seconded the motion. All voted in favor.

H. Consider action authorizing Mayor to contract with Armstrong Vaughn & Associates and sign AVA Engagement Letter.

Gail Beaver made a motion to authorize the Mayor to enter and sign the engagement letter. Margie seconded. All voted in favor.

Mayor/Council

- Chief of Police
None
- City Secretary-**Cyber Security Training 2022**
None
- Fire Chief
None

ADJOURN

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

Mary Ann Hajek _____

Mayor, Mary Ann Hajek