

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
January 20, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley, Michelle Nelson, Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucus, City Clerk

All in attendance said the Pledge of Allegiance. Mr. George Bryant gave the Invocation.

Presentation was not given by Fire District.

Presentation was not given by Mr. Keith Goodeaux .

Mr. David Monteaux of Efficient Systems gave presentation. Explained the Heating and Air Conditioning Maintenance Contract his company would provide if the City of Bevil Oaks were to enter into a maintenance contract, including the yearly cost of \$325.00. Contract provided for maintenance two times a year, for both air conditioner and heating system. The contract also provides for a 15% discount for all repairs.

Citizen's Comments:

- Mr. George Bryant commented about the problem with Sweetgum Road. It is in bad condition between Alaskan and Thousand Oaks. Councilman Moseley is aware of the problem and is working with Precinct 1 about all of the roads. Mr. Bryant is disappointed with the last newsletter because the Bevil Oaks Municipal Utility District (B.O.M.U.D.) personnel were not acknowledged for their help during Hurricane Ike.
 - Mayor Ford stated that she did the newsletter, and was unaware of all of the work done by B.O.M.U.D. personnel. She ask for more communication between the City and B.O.M.U.D., and recommended again that a representative from the water department attend the city council meeting to keep the line of communication open.
- Mrs. Hebert is concerned about ditches, and city signs. She encouraged the Mayor and Council to sign up to run for office again in May 2009.
- Concerns about debris and litter on right-of-way in City. City is addressing the problem.

Minutes of the Meeting: Council approved Minutes of December 16, 2008 (Atch 1)
M/M/2C: Grimes/Moseley

Treasurers & Accountant's Report: Given by Councilperson Adams. (Atch 2)
M/M/2/C as reported: Lowrey/Moseley

Marshal's Report: Not given.

Court Report: Court Received 1 citation. M/M/2/C as reported: Adams/Tevis

Building Permits/Work Request: Mr. Kenneth Ortman, 13365 Davida Dr. granted a Temporary Variance to Ordinance 191 to place a FEMA Trailer on his property. M/M/2/C: Grimes/Tevis

Discussion Items:

- Substandard Housing issue, 7125 River Bend Road, Bevil Oaks, TX. Report from the Attorney as having no contact with the property owner in response to his correspondence. All issues will be handled by the City's Attorney. Demolition of substandard home will cost approximately \$11,000; the cost includes the filling of the swimming pool. This estimated cost is in the high end, and will take time to get it done. Recommendation is to demolish this home. Council all agreed that this a problem for the citizens, and a health issue.

- Workshop on Mobile Home Parks Annual Permits set for 9 February 2009.

- Proposed changes to Building Permits (Insurance and Bond issues). No changes to be made to permits.

- Website Management: Councilwoman Nelson provided a sample copy of a web page. Mayor Ford was unable to open the City's Web page. She recommended that Councilwoman Nelson talk with a web page designer by next council meeting. The City of Jefferson TX has a sample of a website for reference. No action taken this meeting.

- Flooding/Drainage problems (Civic Center) Presentation was not given by Mr. Keith Goodeaux. No action taken.

- Council discussed the presentation given by Mr. David Monteaux of Efficient Systems. He explained the Heating and Air Conditioning Maintenance Contract his company would provide if the City of Bevil Oaks were to enter into a maintenance contract, including the yearly cost of \$325.00. Contract provided for maintenance two times a year, for both air conditioner and heating system. The contract also provides for a 15% discount for all repairs.

- Call for election of Mayor, Council members for Wards I, II, & III to be held on 9 May 2009; Early Voting to be held on Monday 4 May & Tuesday 5 May 2009 from the hours of 7:00 A.M. to 7:00 P.M. each day.

Action Items:

- Approved current Substandard Housing issue, 7125 River Bend Road, Bevil Oaks, TX. Report from the Attorney as having no contact with the property owner in response to his correspondence. All issues will be handled by the City's Attorney. Demolition of substandard home will cost approximately \$11,000, the cost includes the filling of the swimming pool. This estimated cost is in the high end, and will take time to get it done. Recommendation is to demolish this home. Council all agreed that this a problem for the citizens, and a health issue. M/M2/C: Adams/Nelson

- Approved workshop on Mobile Home Parks Annual permits for February 9, 2009. M/M/2/C: Adams/Grimes
- Approved no changes to Building Permits (Insurance and Bond issues). M/M/2/C: Grimes/Tevis
- Flooding/Drainage problems (Civic Center) Presentation was not given by Mr. Keith Goodeaux. No action taken.
- Approved the Efficient Systems Heating and Air Conditioning Maintenance Contract at a yearly cost of \$325.00. Contract provided for maintenance two times a year, for both air conditioner and heating system. The contract also provides for a 15% discount for all repairs. M/M/2/C: Adams/Grimes
- Approved call for election of Mayor, Council Members for Wards I, II, & III to be held on 9 May 2009; Early Voting to be held on Monday 4 May & Tuesday 5 May 2009 from the hours of 7:00 A.M. to 7:00 P.M. each day. M/M/2/C: Moseley/Adams

Committee Reports:

Building & Grounds – Councilperson Adams: Talked about parking lot and drainage.

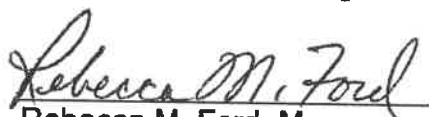
Roads & Drainage – Councilman Moseley. Talked to Robbie at Precinct 1 about starting roadwork again. May be 2nd Quarter before they can get to roads again.

Community Development – Councilman Grimes: 5 K, and Garage sale dates will be set. His Committee will meet next week to begin the planning. The 105 City sign would cost \$2,500. to fix 1 side. Mayor Ford asked Councilman Grimes to call IESI to talk about spring pickup.

Mayor & Council Comments:

Mayor Ford: Thanked Council for a job well done. She appreciates their support. Paperwork has been sent to FEMA for possible help with cost of the City of Bevil Oaks sign.

Motion to adjourn meeting at 8:50 P.M. M/M/2/C: Nelson/Tevis


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF Special Meeting
February 9, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley, Dave Tevis

Council Member Absent: Michelle Nelson

Staff Member Present: Ray Crader, Marshal, & Norma Lucas, City Clerk

All in attendance said the Pledge of Allegiance. Councilman Lowery gave Invocation.

DISCUSSION ITEMS:

- Building Inspector Officer for Substandard Buildings, Ordinance #203.
- Increase fine for the dumping of trash and debris, Ordinance #192(to Ordinance #216).
- Review of Mobile Homes Parks requirements for annual permits.
- Ordinance # 217, calling for Election on 9 May 2009 for the positions of Mayor, 1 Council Member for Wards I, II, and III.

ACTION ITEMS:

- Council made a formal appointment of Mr. Steve Behrens as Building Inspector Officer of Substandard Buildings per Ordinance #203. Mr. Behrens is a State Certified Building Inspector. M/M/2/C: Grimes/Moseley.

NOTE: City Attorney has started legal action on the property located at 7125 Riverbend Road, Bevil Oaks, Texas. Building Inspector is to re-inspect the home again. Both the Attorney and Inspector will attend the Council meeting on 17 February. Both will provide an update of action taken to date, and the Attorney will discuss the next phase of action to be taken.

- Council approved change of fine amount in Ordinance #192 (to Ordinance #216) to not less than \$200 and up to \$2,000 for the dumping of trash and debris.
- Council reviewed all Mobile Home Parks permit packages, including ordinance violations. **No Action taken.** M/M/2/C: Grimes/Adams
- An overview of some of the findings is as follows:
 - Fredrick's Mobile Home Park: No violations
 - Vautrot's Mobile Home Park: Trash in back of Mobile Home Park. Water Plant needs to be cleaned-up. Property line of park needs to be clearly defined. There are also concerns about the lack of a wood fence between the Vautrot's Mobile Home Park and

Mr. Michael Manuel's property. The two owners are working together to come to an agreement before the City takes action on the issue.

- Bevil Oaks Mobil Homes Park: Trash, large amount of debris, fence on Sweetgum Road needs repairing or replaced, trailers are in disrepair, trailer frames on property, substandard building, no skirting around some trailers.

Attorney is sending letters to Mobile Homes Park owners not in compliance with ordinance.

- Council approved Ordinance # 217, calling for Election on 9 May 2009 for the positions of Mayor, & Council Member for Wards I, II, and III. M/M/2/C: Grimes/Lowrey

COUNCIL COMMENTS

Mayor Ford provided an update on the following items:

- Building permit for Lowrey Place has expired.
- 30 January 2009 FEMA signed documents to release funds for building sign, building repair plus large sign.
- SETRPC/ORCA is working with 1st wave of Hurricane Ike funds. She attended a meeting last Tuesday, and will attend another public meeting next Wednesday. She also submitted a list of damaged roads and street signs, along with the costs to repair roads and replace street signs.

Councilman Grimes:

- Committee is working on date of 5K walk, garage sale, date for clean up. Money for sign not received as of yet. His Committee is working on the replacement of City sign. Mayor Ford asked if the Community Development Committee could come up with a plan for adopt-a-block for City clean up.

Motion to adjoin meeting at 8:53 P.M. M/M/2/C: Grimes/Moseley


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
February 17, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley, Michelle Nelson, Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucus, City Clerk

All in attendance said the Pledge of Allegiance. Mr. Larry Landry gave the Invocation.

Louis Leach of the Fire District gave presentation. Although the fire ban has been lifted citizens must be careful during burning.

Citizen's Comments:

- Mrs. Hebert is pleased with the display of flags.
- Mr. Larry Landry asked about dumpster for city wide cleanup. Mayor Ford is working with IESI for a date.

Notice of hearing for the repair or demolition of property located at 7125 Riverbend Drive, Bevil Oaks, TX. Attorney Dru Montgomery representing the City stated all persons having an interest in the property located at 7125 River Bend may appear and present testimony and or cross-examine witnesses. No one of interest showed to deal with the problem. Mr. Behrens, Building Inspector has been appointed and first inspected the home in November 2008. In his opinion, greater than 50% damage to the property due to roof damage, doors damaged, deteriorating materials, rotted out, and has water damage, plumbing fixtures are gone, pipes are gone, swimming pool is bad. He could not enter the apartment. The last inspection was 16 February 2009. Photos of the second inspection were provided.

Attorney Montgomery recommended a break for an Executive Session to debate an action to address the afore mention property.

7:15 P.M. Mayor and City Council broke for an Executive Session.

8:10 P.M. Reconvened Regular Council Meeting.

-- Decision made to demolish property. Fill pool. City is prepared to demolish property at 7125 River Bend Drive, Bevil Oaks, TX. Order is issued. All cost the City incurs, the City will place a lien against the property to recover that cost.

Minutes of the Meeting: Council reviewed Minutes of January 20, 2009 (Atch 1).

Treasurers & Accountant's Report: Given by Councilperson Adams. (Atch 2)

Marshal's Report: Given by Marshal Crader.

Court Report: Court received 1 citation.

Building Permits/Work Request: None

Discussion Items:

- Travel expenses for Mayor Ford to attend the FEMA Community Rating Workshop, 24 February 2009.

Action Items:

Council approved Minutes of January 20, 2009 (Atch 1). M/M/2C: Grimes/Nelson

Council approved Treasurers & Accountant's Report. M/M/2/C: Moseley/Tevis

Council approved Marshal's Report. M/M/2/C: Adams/Moseley

Council approved Court Report. M/M/2/C: Grimes/Tevis

Council approved Travel expenses for Mayor Ford to attend the FEMA Community Rating Workshop, 24 February 2009. M/M/2/C: Grimes/Tevis

Committee Reports:

Building & Grounds – Councilperson Adams: Water is still coming into building.

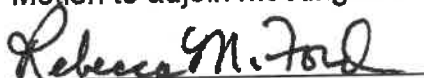
Roads & Drainage – Councilman Moseley. No-report.

Community Development – Councilman Grimes: 5 K is scheduled for 10 April, Garage Sale scheduled for 2 May, Citywide cleanup scheduled for 16 May. More donations needed to purchase additional flags.

Mayor & Council Comments:

Mayor Ford: No more pickup of trees from County. No burning in ditches.

Motion to adjourn meeting at 9:03 P.M. M/M/2/C: Nelson/Lowrey


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS

Minutes of Special Workshop

March 2, 2009

Mayor Ford called the meeting to order at 7:00 P.M.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Michelle Nelson, & Rusty Moseley

Council Members Absent: Norman Lowrey, Dave Tevis

Staff Member Present: Ray Crader, Marshal, & Norma Lucas, City Clerk

All in attendance said the Pledge of Allegiance. Mr. Bledsoe gave the Invocation.

Park Owners Present: Mr. Tim Fontenot, Mr. & Mrs. Mike Frederick, Mr. & Mrs. Louis Vautrot

Others Present: Attorney Jonathan L. Stovall (representing Mr. Tim Fontenot) Attorney Stovall addressed the Council and informed them that he was here to represent Mr. Fontenot with all matters pertaining to the ordinance violations of the Bevil Oaks Mobile Home Park.

DISCUSSION ITEMS: Review Mobile Home Parks Inspection Reports and Applications for Annual Permit and License.

Mayor Ford addressed the audience with the following information: . The City started with ordinance complaints in 2006. In January 2007 the Council restructured the ordinance realizing the need to "grandfather" of some issues. All requested items were received from the owners as requested. Due to Hurricane Ike, the City did not enforce the ordinance, but in January began to enforce the ordinance again. It is the responsibility of the Park owner to maintain the park to comply with the ordinance. The City has been dealing with ordinance violations, and held a workshop to address the issue and what action should be taken at this time. The City went back for a follow-up inspection of the Parks with violations to determine what progress has been made. The Frederick's Mobile Home Park has no complaints or ordinance violations. Issues to address tonight are the Mobile Home Park application, Issue permit, then issue license. Follow-up inspections are as follows:

Bevil Oaks Mobile Home Park: Remove trash and debris, substandard trailers to be demolished and removed (Inspector found several mobile homes to be substandard), West side of Park needs a fence, repair fence on Sweetgum Road side, Need to have property deeded in Owner's name.

Action: To approve Permit: No motion made to approve permit. (Councilperson Adams abstained from voting). Since no motion to approve permit, motion is automatically denied. Mr. Fontenot has 30 days from today to appeal findings. No further action taken.

Frederick's Mobile Home Park: No violation found.

Vautrot Mobile Home Park: Violations noted: Trash, trash around utility building, unmarked property and set back lines. All violations were corrected.

ACTION ITEMS: Approve Mobile Homes Park Applications for Annual Permit and License:

Frederick's Mobile Home Park: No violation found.

Approve permanent Permit. M/M/2/C: Moseley/Grimes

Approve License to expire 31 December 2009. M/M/2/C: Nelson/Moseley

Vautrot's Mobile Home Park: All violations corrected

Approve permanent Permit. M/M/2/C: Grimes/Moseley

Approve License to expire 31 December 2009. M/M/2/C: Moseley/Nelson

COUNCIL COMMENTS

Motion to adjourn meeting at 7:32 P.M. M/M/2/C: Nelson/Grimes


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
March 17, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley, Michelle Nelson, Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucus, City Clerk

All in attendance said the Pledge of Allegiance. Mr. Larry Landry gave the Invocation.

Fire District gave no presentation.

Citizen's Comments:

- Mr. Larry Landry commented about roadwork and cleanup. Precinct 1 is to knockdown dirt mounds on Riverbend Road.

Minutes of the Meeting: Council reviewed Minutes of February 9, 2009, 17 February, 2009 and March 2, 2009 (Atch 1).

Treasurers & Accountant's Report: Given by Councilperson Adams. (Atch 2)

Marshal's Report: Given by Marshal Crader.

Court Report: Given by Norma Lucus. Court received 4 citations, and collected \$222.00 in fine and court costs.

Building Permits/Work Request: 1

Discussion Items:

- Cost of mandatory training 4-6 May 2009 for Judge Dollinger, not to exceed \$600.00.
- Cancellation of 9 May 2009 General Election as unopposed.
- Certify election of unopposed Candidates for Mayor, and Council for Wards II, III, and I.
- Municipal Court Fine for "Non Registered Vehicle on City Streets in the amount of \$50.00.
- Two new Entergy Lights, 4 poles, 3 spans, with transformers in the amount of \$5,244.31.

Action Items:

- Council approved the cost of mandatory training 4-6 May 2009 for Judge Dollinger, not to exceed \$600.00. M/M/2/C: Adams/Lowrey

- Council approved Minutes of February 9, 2009, February 17, 2009 and 2 March, 2009 (Atch 1). M/M/2C: Grimes/Moseley
- Council approved Treasurers & Accountant's Report. M/M/2/C: Moseley/Lowrey
- Council approved Marshal's Report. M/M/2/C: Grimes/Tevis
- Council approved Court Report. M/M/2/C: Adams/Tevis
- Council approved the cancellation of 9 May 2009 General Election as unopposed. M/M/2/C: Moseley/Adams
- Council approved Certifying of Election of Unopposed Candidates: Mayor Rebecca M. Ford, Councilman Dave L. Tevis, Ward I, Councilman Jimmie L Grimes, Ward II, and Councilman Meekie D. Moseley, Ward III. M/M/2/C: Nelson/Lowrey
- Council approved the Municipal Court Fine for "Non Registered Vehicle on City Streets in the amount of \$50.00. M/M/2/C: Tevis/Moseley
- Council approved the purchase of two new Entergy Lights, 4 poles, 3 spans, with transformers in the amount of \$5,244.31. M/M/2/C: Grimes/Tevis

Committee Reports:

Building & Grounds – Councilperson Adams: Bids received from Carter and Company to do roof repairs and other repairs to City Office building.

Roads & Drainage – Councilman Moseley. Precinct 1 will begin working in the City next week or as soon as possible. They are to smooth out dirt mounds and fill potholes along Riverbend Road and other streets.

Community Development – Councilman Grimes: 5 K is scheduled for 18 April, Garage sale is scheduled for 2 May, and City wide cleanup is scheduled for 16 May. More donations are needed to purchase additional flags. Yard of the Month will start again in the month of April.

Mayor & Council Comments:

Mayor Ford was asked about a Code Enforcement Officer. Looking at the budget, and in order to not pay more taxes, and feeling until things get better, Marshal Crader will continue to carry on as he has been. On larger code enforcement issues the City will work through the Attorney. Mayor Ford also encouraged people to volunteer to pick-up trash on their street. Mr. Steve Behrens will continue as Building Inspector.

Motion to adjoin meeting at 7:50 P.M. M/M/2/C: Nelson/Lowrey


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
April 21, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley, Michelle Nelson, Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucus, City Clerk

Others Present: Charles Reed, CPA, Attorney Dru Montgomery, Attorney John Stovall, Mr. Billy Pruitt, Mr. Tim Fontenot

All in attendance said the Pledge of Allegiance. Mr. Bledsoe gave the Invocation.

Fire District gave no presentation.

Mr. Billy Pruitt of the Department of Commerce, U.S. Census Bureau provided an overview of the 2010 Census. It is a Federal Law to collect number of population within each City and County to know who is in the area. The first census was in 1790. The numbers are important for numerous reasons, some of the reasons are; lines can be drawn for Congressional Districts, Disaster Recovery information for the number of Citizens that may require help from the Government. Would like to inform all citizens that the information collected cannot be shared. There are only 10 census questions, and it is very important that everyone participate. All census employees have identification cards. Mayor Ford appointed two Co-Chair to assist in preparation for 2010 Census. They are Ms. Charlotte Furge, and Ms. Jackie Larson. The Census Committee will work throughout the year with several meetings with Mr. Pruitt.

Citizen's Comments:

- Mr. George Bryant: Talked about the Little Pine Island Bayou, and his trip to Washington to address the problem. He has talked to Mr. Ritter. It has been 4-5 years trying to get help.
- Mrs. Bloss: Potholes at end of streets need filling, complaint about vacant houses and roads near mailboxes are bad.

Minutes of the Meeting: Council reviewed Minutes of March 17, 2009, (Atch 1).

Treasurers & Accountant's Report: Given by Councilperson Adams. (Atch 2)

Marshal's Report: Given by Marshal Crader. (Atch 3).

Court Report: None. No action in the Court.

Building Permits/Work Request: None

Discussion Items:

Mobile Home Park: The following is an overview of discussion on the Bevil Oaks Mobile Home Park: Attorney Dru Montgomery opened the discussion with an overview of the all license and permits granted by the City Council were approved with one exception. The Owner has the right to appeal this decision of denial. The Council will decide whether to approve the license and permit to operate. Mr. Fontenot, owner of the Bevil Oaks Mobile Home Park can ask questions of the Council regarding the decision rendered. Mr. Fontenot was represented by Attorney John Stovall and was allowed to ask questions in his representation of Mr. Fontenot.

Attorney Montgomery outlined Ordinance 191 violations as noted by Marshal Crader, and reviewed pictures of those violations taken at numerous times from 2007 through 5 May 2009. Concerns about trash, tree stumps, debris, and fence not completed. Mr. Fontenot was asked about ownership of the home located on his property. If it was separate from Mobile Home Park, as it is paid property taxes as separate. In February and March 2009, Marshal cited the need to fence in property. Mr. Fontenot was asked by Attorney Montgomery was he aware of Ordinance 191 in 2007, and if he intended to comply with the ordinance? If an investigator was sent out to inspect is this the best you can do? Mr. Fontenot stated "this is the best I can do."

Attorney Stovall asked Marshal Crader about dangerous buildings. Marshal answered that substandard buildings had been removed but tree stumps, trash, cement where trailers had been, debris, fence not completed on North- end of Sweetgum Road, and on the West-end of the Mobile Home Park.

Attorney Stovall stated most of the violations have been corrected. 80% of the fence has been completed. The trash that is left is a burn pile. Mr. Fontenot is working on the problem at this time. Attorney Stovall then asked Mr. Fontenot to explain the violations, and his position. Mr. Fontenot stated that he is working on the violations and is near completion.

Attorney Montgomery informed Mr. Fontenot of the current outstanding violations. Current photos were reviewed by City Council and Mayor. Marshal Crader stated the he had informed Mr. Fontenot numerous time of the violations.

Councilwoman Nelson asked that the Owner be in compliance and follow the ordinance.

Councilman Tevis stated the City has been trying 3 years to get Park into compliance, and have been more than patient, and Mr. Fontenot didn't comply. The City had to hire an Attorney. He needs to be in compliance with City ordinance and State laws. He didn't think the ordinance was taken seriously.

Attorney Montgomery asked City Council to make a decision to approve or deny the Bevil Oaks Mobile Home Park Permit and License to operate.

Attorney Stovall asked the City Council to give a temporary probationary license to operate.

Mayor Ford noted that a temporary license had been previously granted and nothing was done to correct the violations.

Discussion Items Continue:

- 2008 Audit: Mr. Charles Reed, CPA, provided a copy of his 2008 Audit Report to the Mayor and City Council. He provided an overview comparing the 2007 with the 2008 Audit and noted the City continues to be in excellent financial condition. There were no discrepancies, and he appreciates the cooperation of the staff.

- Selection for "ORCA" Grant Administration Services: J. Andrew Rice of Public Management, Inc.

- Excessive Force Resolution (Grant)

- Grant Report

- City of Bevil Oaks Sign @ Hwy 105 & Sweetgum Road

- Required amount of Bond (\$5,000), Ordinance 210, International Building Code

Action Items:

- Motion to Approve Bevil Oaks Mobile Home Park Permit : None

- Motion to Approve Bevil Oaks Mobile Home Park License: None

- Motion for Bevil Oaks Mobile Home Park Temporary License: None

- Deny the appeal Bevil Oaks Mobile Home Permit and License: M/M/2/C: Grimes/Moseley
Councilwoman Adams and Councilman Lowrey abstained from voting.

- Council approved Minutes of March 17, 2009. M/M/2C: Grimes/Nelson

- Council approved Treasurers & Accountant's Report. M/M/2/C: Moseley/Tevis

- Council approved Marshal's Report. M/M/2/C: Adams/Grimes

- Council approved 2008 Audit as presented by Mr. Charles Reed, CPA. M/M/2/C:
Grimes/Tevis

- Council approved the selection for "ORCA" Grant Administration Services: J. Andrew Rice of Public Management, Inc. M/M/2/C: Moseley/Grimes

- Council approved Excessive Force Resolution (Grant). M/M/2/C: Tevis/Lowrey

- Grant Report given by Mayor Ford.

- Council approved the amount, not to exceed \$2,000, to help with the cost of the replacement of the City of Bevil Oaks sign @ Hwy 105 & Sweetgum Road. M/M/2/C: Grimes/Moseley

- Council approved the required amount of Bond in the amount of (\$5,000), Ordinance 210, International Building Code. M/M/2/C: Moseley/Lowrey

Committee Reports:

- Building & Grounds – New sign received for City Office. Cap over fire department is rotten, and will cost \$1300 or \$1400 to repair.

- Roads & Drainage – Councilman Moseley. Called Precinct 1 on road repairs.


- Community Development – Councilman Grimes: Will meet to discuss garage sale scheduled for 2 May. Will hold meeting 1 May. City wide cleanup is scheduled for 16 May. Committee will also discuss the possible date to reschedule the 5K to 6 June 2009.

Mayor & Council Comments:

Mayor Ford gave an overview of current grants funds available. The house at 7125 Riverbend Road was condemned. Mayor issued order to demolish and order was published in the Jefferson County News. The Order to demolish was sent by Attorney Montgomery to both owners. All was to bring suit within 30 days. None were made. Nothing received in a formal manner. Courtesy notice of demolition was sent. Two weeks out from that notice, the City can begin the process of demolition.

- New poles and lamps will be installed on 29 May 2009.

Motion to adjoin meeting at 9:10 P.M. M/M/2/C: Nelson/Lowrey


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF Special MEETING
April 25, 2009

Mayor Ford called meeting to order at 9:00 p.m.

Council Members Present: Sherry Adams, Norman Lowrey, Rusty Moseley

Staff Members Present: Norma Lucas, City Clerk

All in attendance said the Pledge of Allegiance. Mayor Ford gave the Invocation.

Open Bids for the demolition of buildings located at 7125 Riverbend Road
Bids were presented from:

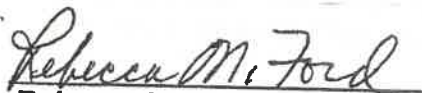
Coastal Demolition, Inc. -----	\$ 9,500
R & R Dozer and Backhoe, I. I. C-----	\$11,800
K & E Tractor-----	\$10,800

A fourth bid was expected from Lark Group, Inc. but had not been received at meeting time. Deadline for bids was 5:00 p.m. Friday, April 24, 2009.

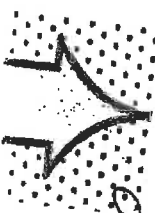
All three contracting companies are bonded and insured do work for the City of Beaumont.

Motion was made by Councilman Mosely to award the contract to Coastal Demolition, Inc. Motion was seconded by Councilman Lowrey. Motion carried and Coastal Demolition, Inc. was awarded the contract.

Meeting adjourned at 9:15 a.m.


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary



CITY OF BEVIL OAKS
Minutes of Regular Meeting

April 25, 2009

Mayor Ford called the meeting to order at 9:00 A.M.

Council Members Present: Sherry Adams, Jimmie L. Grimes, Cathy Crane, & Rusty Moseley

Council Members Absent: Dave Tevis, Michelle Nelson, Jimmie Grimes

Staff Member Present: Norma Lucus, City Clerk

All in attendance said the Pledge of Allegiance. Mayor Ford gave the Invocation.

Open Bids for the demolition of buildings located at 7125 Riverbend Road
Bids were presented from:

Coastal Demolition, Inc. -----	\$ 9,500
R & R Dozer and Backhoe, I. I. C-----	\$11,800
K & E Tractor-----	\$10,800

A fourth bid was expected from Lark Group, Inc. but had not been received at meeting time. Deadline for bids was 5:00 p.m. Friday, April 24, 2009.

All three contracting companies are bonded and insured do work for the City of Beaumont.

Motion was made by Councilman Moseley to award the contract to Coastal Demolition, Inc. Motion was seconded by Councilman Lowrey. Motion carried and Coastal Demolition, Inc. was awarded the contract.

Meeting adjourned at 9:15 a.m.


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING

May 19, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, and Michelle Nelson

Council Members Absent: Rusty Moseley, Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucus, City Clerk

All in attendance said the Pledge of Allegiance. Councilman Lowery gave Invocation.

Presentation was given by Fire District Chief Chris Gonzales. He stressed the importance of hydrating during the summer, checking smoke detectors and changing of batteries. When burning, please keep an eye on the fire. Home occupancy stickers was recommended by Mr. Larry Landry. Chief Gonzales stated that a thorough search of the structure is searched at the beginning and end of each call.

Citizen's Comments:

Mr. Scott Hargrove, 7090 Carroll Lane was interested in a 4 feet variance for his driveway. He was told to put in a written request outlining the reason for the requested variance and Council would act on it.

Executive Session: 7:10 P.M. Council adjourned for Executive Session. Hiring of the Deputy Marshal's position.

7:28 P.M. Council reconvened Regular Meeting.

Minutes of the Meeting: Council reviewed Minutes of April 21, 2009 & April 25, 2009. See Atch 1. M/M/2/C as written: Grimes/Lowrey

Treasurers & Accountant's Report Given by Councilwoman Adams. See Atch 2. M/M/2/C as reported: Lowrey/Grimes

Marshal's Report: Given by Marshal Crader. See Atch 3: M/M/2C as reported: Adams/Nelson

Court Report: Given by Court Clerk Lucus. See Atch 4. M/M/2/C as reported:
Nelson/Adams

Building Permits/Work Request: None.

Discussion Items: None

Action Items:

- Pre-Oath of Office administered for Mayor and Council.
- Oath of Office taken by Mayor Ford, and Councilman Grimes, effective 9 May 2009 for a two-year period.

NOTE: Councilman Moseley and Tevis will be sworn in by Notary Public Norma Lucus, as both were not in attendance for this meeting.

- Council approved the hiring of a Deputy Marshal. M/M/2/C: Adams/Grimes

Committee Reports:

Community Development:

- Councilman Grimes announced the 4th of July celebration co-sponsored by the First Baptist Church.
- Salvaged some plants from the demolished house on Riverbend Drive.
- American Flag will be flown for Memorial Day and 4th of July.
- Highway 105 Sign bid approved and it will take about 4 weeks to install.
- Yard of the Month for May was awarded to Dwayne & Olivia Sellers of 7030 Carroll Lane.
- Riverbend Road has been cleaned up with the help of Citizens mowing the grass.

Building and Grounds:

- Sand was delivered and spread in the park.
- Roof rim ridge was repaired.

Roads & Drainage:

- Road work to begin soon.
- Grant money when received will be used for future road repairs.

Council Comments:

Councilman Lowrey stated that City Council would need to look at plans of Mr. Scott Hargrove for easement consideration. Councilwoman Nelson questioned infringement to neighbor.

Motion to adjoin meeting at 7:58 P.M. M/M/2/C: Nelson/Lowrey



Rebecca M. Ford, Mayor



ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING

June 16, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Norman Lowrey, Rusty Moseley and Michelle Nelson

Council Members Absent: Dave Tevis

Staff Members Present: Ray Crader, Marshal, Norma Lucas, City Clerk

Others Present: Attorney Dru Montgomery, Ms. Erin Soto (Entergy Representative), Ms. Sharon Schmoker (IESI Operations Manager), Mr. Steve Behrens (Building Inspector), and Mr. Tim Fontenot.

All in attendance said the Pledge of Allegiance. Mayor Ford gave Invocation.

Presentation not given by Fire District.

Presentation given by Erin Soto, Entergy Representative. Entergy is requesting a rate change to decrease rates for 3 months, July, August and September, 2009. Customers will be credited for those months. Council approved the rate change to decrease rate for the noted period in the form of Ordinance Number 218. M/M/2/C: Adams/Grimes

Presentation given by Sharon Schmoker of IESI Waste Removal for a rate increase for the monthly service from \$13.30 to \$13.80, effective 1 July 2009. The rate increase of .50 cent is requested due to the land field rate increase of over 100%. New rate approved. M/M/2/C: Grimes/Moseley

Citizen's Comments:

Mrs. Jane Hebert thanked the volunteers for mowing and cleaning along Riverbend Road.

Mr. Larry Landry expressed the need for someway to slow down traffic when mowing on Riverbend Road.

Discussion & Action Items:

Attorney Dru Montgomery published a notice of Hearing for the repair or demolition of structure located at 13450 Blackgum, Bevil Oaks, TX, was given. Attorney Dru Montgomery issued a Notice to home owner to Appear at this City Council meeting to discuss this issue. No person of interest appeared. Presentation given by Attorney Montgomery that the structure (home) flooded since 1994. Issuing Order to Demolition, to be signed within ten days. A response from Home owner is due within 30 days. Council asked how long will this action take? Attorney recommended 45 days. City Building Inspector Steve Behrens stated there is not a lot to be done as he considers it a dangerous structure.

Mayor's comments on this issue: Mr. Etheridge, homeowner said he understand that the structure must go. He has no funds to demolish. They are expecting the City to issue an order to demolish.

Administrative costs can be recovered.

Action Plan recommendations:

1. Councilman Moseley: Proceed with demolition of the structure located at 13450 Blackgum, Bevil Oaks, TX: M/M/2/C: Moseley/Grimes
2. Councilman Moseley: Determine length of time from date of order to demolish structure located at 13450 to 45 days: M/M/2/C: Lowrey/Adams

Bevil Oaks Mobile Home Park Permit/License application:

- 28 May 2009 was last citation issued for ordinance violations. Correction have been made.

- Recommend that Annual Mobile Home Park Permit be issued: M/M/2/C: Adams/Moseley

- License Application; Comments: Mayor Ford stated that it has been a hard road to get to this point. Do not want the City to have to do this again. Feelings are to do a probation period from now through 31 December 2009 to assure compliance to ordinance. Recommendation to issue a Permenant License be issued to the Bevil Oaks Mobile Home Park with an expiration date of 31 December 2009. M/M/2/C: Lowery/Adams

Minutes of the Meeting: Council reviewed Minutes of May 19, 2009. See Atch 1. M/M/2/C as written: Grimes/Nelson

Treasurers & Accountant's Report Given by Councilwoman Adams. See ACTH 2. M/M/2/C: Moseley/Grimes

Marshal's Report: Given by Marshal Crader. New Deputy Marshal is John Jannise. See ACTH 3: M/M/2C as reported: Adams/Grimes

Court Report: Given by Court Clerk Lucus. See ACTH 4. M/M/2/C as reported: Moseley/Nelson

Building Permits/Work Request: Temporary Variance to Ordinance 191 for FEMA trailer located at 7130 Riverbend Drive extended for 90 days to August 18, 2009.

M/M/2/C: Moseley/Nelson

Discussion and Action Items:

- Demolition Notice for dangerous Building located at 13450 Blackgum Road (See above)
- Ordinance #219 amending Ordinance #14 (Prohibiting solicitors/Peddlers, Etc.)
M/M/2/C: Lowrey/Moseley
- Approve Temporary Variance to Ordinance 191 for FEMA trailer located at 7130 Riverbend Drive (See above)
- Update Emergency Management Plan Supplement . Plan updated to include Deputy Marshal position and is not to exceed the contingency budget.
- Website & Systems Maintenance: Recommendation to hire an independent contractor on an "as needed" basis to maintain City's computer System, and subscribe to "WebDaddy to maintain website. M/M/2/C: Nelson/Lowrey

Action Items: See above for Action taken.

Committee Reports:

Community Development:

- Councilman Grimes announced the 4th of July celebration co-sponsored by the First Baptist Church. About 100 American Flags will be flown for 4th of July. City has a new sign for Office. 4th of July celebration with co-sponsor First Baptist Church of Bevil Oaks, will serve Apple pie, hot dogs, apple pie, ice cream, soda, and bottled water. A Parade will begin at 5:00 P.M., and fireworks at 9:00 P.M.
- Yard of the Month awarded to the Don Smith Family, located at Sweetgum and Rolling Hills

Building and Grounds:

- Machine to lay pipe trenches for watering system in City Park completed by volunteers Mr. Adams and Mr. Langston.

Roads & Drainage: New street signed ordered, speed limit, yield, etc:

Council Comments:

Mayor Ford discussed the grant approval for the 75% cost of replacement of road signs. New signs and posts has been ordered for replacement to begin. Costs to change and replace posts and sign is \$15.00 each.

Motion to adjoin meeting at 8:42 P.M. M/M/2/C: Nelson/Lowrey



Rebecca M. Ford, Mayor



ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF SPECIAL MEETING

JULY 11, 2009

Mayor Rebecca M. Ford called meeting to order at 9:00 A.M.

Members Present: Sherry Adams, Jimmie Grimes, Norman Lowrey, Rusty Moseley

Absent: Michelle Nelson, Dave Tevis

Staff Member Present: Norma Lucus, City Clerk

Others Present: Karen Nichols, Wells Fargo Bank Representative

All in attendance said the Pledge of Allegiance. Invocation given by Mayor Ford.

DISCUSSION ITEM:


- Changing City of Bevil Oaks General Checking & Court Accounts from Compass Bank to Wells Fargo Bank. Some of the reasons cited were: Lower Bank fees, Earning credit is more, excellent customer service, and a dedicated representative (Josh Rodriguez). JCSD-1 is receiving excellent service from Wells Fargo Bank.

- Councilman Lowrey expressed going with Community Bank. This issue can be reviewed in the future.

ACTION ITEM:

Approve the changing of City of Bevil Oaks General Checking & Court Accounts to the Wells Fargo Bank, effective immediately. M/M/2/C: Grimes/Moseley

Motion to adjoin meeting at 9:15 A.M. M/M/2/C: Lowrey/Moseley



Rebecca M. Ford, Mayor



ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
July 21, 2009

Mayor Pro-Tem Grimes called the meeting to order at 7:05 p.m.

Council Members Present: Jimmie L. Grimes, Norman Lowrey, Rusty Moseley, Michelle Nelson & Dave Tevis

Excused Absences: Mayor Becky Ford & Councilperson Sherry Adams

Staff Members Present: Ray Crader, Marshal, John Jannise, Deputy Marshal & Norma Lucas, City Clerk

All in attendance said the Pledge of Allegiance. Councilman Lowrey gave Invocation.

Presentation given by Fire District Chief Chris Gonzales. He discussed ambulance service to rural areas. Services are being hit hard by the economy. There are fewer ambulances to service the rural areas, and service may be delayed. On medical calls Dispatcher will look for an ambulance. Priority One will be the first to be notified. After August 2009 Stat Care will not respond to this area. Be aware that delays are possible. The County is going through this problem. All rural communities are having the same problems. Commissioner's Court is finally looking at the problem.

Citizen's Comments:

- Dr. Hani Tohme received warnings of ordinance violations. He is rebuilding his home from the inside out and debris is stacked outside. Due to non compliance he was issued a citation to appear in Court on August 5, 2009. He provided pictures of other properties in violation and said they belong to several Council members. He stated that some Council members are not abiding by ordinances, and asked if they had been issued letters. The pictures were distributed to Council Members Nelson, Lowrey, and Tevis. Each denied they were owners of the properties shown in the pictures. Dr. Tohme delivered a letter to the Council members requesting the violations and court appearance be dismissed. He asked for copies of letters issued to all persons receiving the same ordinance violations citation. He only asked for "equal Justice for all."
- Ms Garrelts building permit was approve for a converted storage container on her property. Some confusion about the need of an elevation certificate. She stated that if the container is watertight, an elevation certificate is not needed. Need clarifications on the need of an elevation certificate.
- Mr. Jeff Franks voice concerns about ordinances in the City. He also volunteered to help the City in any way he can, just let the City Clerk contact him.

Minutes of the Meeting: Council reviewed 16 June 2009 Minutes of Regular Meeting and 11 July, 2009 Minutes of Special Minutes. See Attachment 1. M/M/2/C as written: Nelson/Moseley

Treasurers & Accountant's Report Given by Mayor Pro-Tem Grimes. See Attachment 2. M/M/2/C as reported: Moseley/Tevis

Marshal's Report: Given by Marshal Crader. See Attachment 3: M/M/2C as reported: Mosely/Lowrey

Court Report: Given by Court Clerk Lucus. See Attachment 4. M/M/2/C as reported: Moseley/Nelson

Building Permits/Work Request: Two Building Permits were approved. Ms. Amanda Garrelts, 7760 River Road and Mr. Hong Nguyen, 13560 Highway 105. M/M/2/C: Nelson/Moseley

Discussion Items:

- Changes to Ordinance 207, Flood Damage Prevention to meet FEMA guidelines.

Action Items:

- Council approved changes to Ordinance 207, Flood Damage Prevention to meet FEMA guidelines: M/M/2/C: Moseley/Nelson

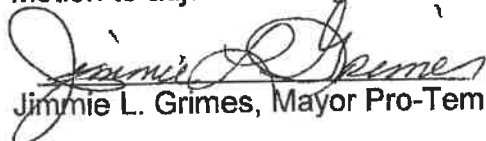
Committee Reports:

- Community Development: Councilman Grimes announced the 4th of July celebration a success, and will have the celebration again next year.
- Building and Grounds: Two flowerbeds were built and planted. Billboards were updated.
- Roads & Drainage: Street lights and signs are to be put-up. Councilman Moseley will talk to Robbie of Precinct 1 about the roads.

Council Comments:

All stated that they are not in violation of city ordinances.

Motion to adjoin meeting at 7:58 P.M. M/M/2/C: Nelson/Lowrey


Jimmie L. Grimes, Mayor Pro-Tem


ATTEST: Michelle M. Nelson

CITY OF BEVIL OAKS
MINUTES OF Special WORKSHOP
August 11, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Sherry Adams, Jimmie Grimes, Rusty Moseley, Michelle Nelson, Dave Tevis

Council Member Absent: Norman Lowrey

Staff Members Present: Norma Lucus, City Clerk

Accountant Present: Gary L. Zimmerman

All in attendance said the Pledge of Allegiance. Councilman Grimes gave the Invocation.

Discussion Item:

- An overview of the current Fiscal Year (FY) 2009 Budget was reviewed by the Mayor and Council. An overview of the current budget was provided by Mr. Zimmerman. Each budgeted line item was discussed. The current revenue and expected revenue was a guideline for the proposed FY 2010 budget. The Accountant's recommendations for the proposed budget is at attachment 1. The Council reviewed the recommendations and will discuss and approve FY 2010 budget at next Regular Council Meeting. No changes to the current FY budget was required.
- Reviewed the Emergency Notification Ordinance Number 220.

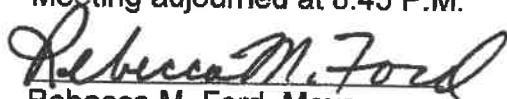
Action Item:

- Council Approved the Emergency Notification Ordinance Number 220. M/M/2/C: Moseley/Grimes

Council and Mayor's comments:

- Mayor Ford updated the Council on ongoing projects and future grant funds expected and approved in the amount of \$560,00. Plans continue for the building of a new City Office. Grant funds in the amount of \$155,000 will be used for the shell of the new structure. The City would be responsible for the interior. The office would be an addition to the current building, but separated from the Fire Department. All of this depends on when grant funds become available. Tax rate from Jefferson County Appraisal District was received and reviewed. The Grant account with a balance of \$50.00 will be closed.
- Councilman Tevis recommended a discussion of building the new City office near the Bevil Oaks Municipal Water District.

Meeting adjourned at 8:45 P.M.


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS
Proposed Budget
'09 - '10

	2008-2009 Budget	Changes	Proposed 2009-2010 Budget
Income			
4100-01 • Tax Revenue-Current	103,740.00	(742.36)	102,997.65
4100-02 • Tax Revenue-Delinquent	1,600.00	-	1,500.00
4100-10 • Penalty & Fees	-	-	-
4200-00 • Franchise Fees			
4200-01 • Communications	3,000.00	-	3,000.00
4200-02 • Entergy	27,000.00	-	27,000.00
4200-03 • Entex	4,300.00	-	4,300.00
4200-04 • IESB Waste Disposal	4,100.00	-	4,100.00
4200-06 • Cable	5,000.00	-	5,000.00
4200-06 • Trailer Parks	300.00	-	300.00
4200-00 • Other Franchise Fees	-	-	-
4200-00 • Franchise Fees - Other	-	-	-
Total 4200-00 • Franchise Fees	43,700.00	-	43,700.00
4300-00 • Sales Tax Receipts	15,000.00	-	15,000.00
4400-00 • Building Permits	800.00	-	800.00
4500-00 • Civic Center Rental	500.00	-	500.00
4600-00 • Municipal Court Revenue	9,800.00	-	9,800.00
4800-00 • Dividends & Interest-Road User	6,500.00	-	6,500.00
4800-10 • Dividend & Interest - General	1,500.00	-	1,500.00
4800-20 • Gain on disposal of assets	-	-	-
4800-30 • Donations	-	-	-
4900-00 • Miscellaneous Revenue	500.00	-	500.00
4900-10 • Grant Revenue	-	-	-
Total Income	183,640.00	(742.36)	182,797.65
Expense			
6100-00 • Administrative Expenses			
6100-01 • Accounting	7,275.00	-	7,275.00
6100-02 • Auditor Fees	6,200.00	2,500.00	8,700.00
6100-03 • Attorney Fees	5,000.00	2,500.00	7,500.00
6100-04 • Bank Fees	100.00	-	100.00
6100-05 • Dues & Subscriptions	1,300.00	-	1,300.00
6100-06 • Election Expenses	800.00	-	800.00
6100-07 • Insurance	7,800.00	-	7,800.00
6100-08 • Jeff. Co. Appraisal Fee	2,000.00	-	2,000.00
6100-09 • Maintenance-Building	4,350.00	-	4,350.00
6100-10 • Maintenance-Grounds	1,000.00	2,000.00	3,000.00
6100-11 • Miscellaneous Expenses	800.00	-	800.00
6100-12 • Payroll Taxes	4,490.00	1,000.00	5,490.00
6100-13 • Postage & Delivery	500.00	-	500.00
6100-14 • Publication of Newsletter	3,500.00	-	3,500.00
6100-15 • Seminars & Training	2,100.00	1,180.00	3,280.00
6100-16 • Supplies	1,000.00	3,000.00	4,000.00
6100-17 • Travel	3,000.00	-	3,000.00
6100-18 • Telephone	1,000.00	-	1,000.00
6100-19 • Utilities	5,000.00	-	5,000.00
6100-20 • Wages - Office	15,000.00	8,175.00	23,175.00
6100-21 • Capital Expenditures	43,900.00	79,000.00	122,900.00
6100-22 • Contributions	-	-	-
6100-00 • Administrative Expenses - Other	-	-	-
Total 6100-00 • Administrative Expenses	115,815.00	99,955.00	215,170.00
6100-50 • Grant Expenditures	-	-	-
6200-00 • Community Development	6,100.00	1,900.00	8,000.00
6300-00 • Contingency	10,000.00	-	10,000.00
6400-00 • Municipal Court Expenses	4,200.00	-	4,200.00
6500-00 • Law Enforcement			
6500-01 • Cellphone	1,400.00	-	1,400.00
6500-02 • Equipment	1,000.00	-	1,000.00
6500-03 • Fuel	8,000.00	-	8,000.00
6500-04 • Maintenance-Vehicle	2,000.00	-	2,000.00
6500-05 • Supplies	1,000.00	-	1,000.00
6500-06 • Wages - Marshall	25,000.00	3,750.00	28,750.00
6500-07 Wages - Deputy Marshall	12,000.00	360.00	12,360.00
6500-09 Postage	-	1,000.00	1,000.00
6500-00 • Law Enforcement - Other	-	-	-
Total 6500-00 • Law Enforcement	49,400.00	5,110.00	53,510.00
6600-00 • Roads			
6600-01 • Drainage	3,200.00	-	3,200.00
6600-02 • Lighting	5,000.00	-	5,000.00
6600-03 • Signs	1,000.00	-	1,000.00
6600-04 • Maintenance-Roads	79,000.00	(89,000.00)	10,000.00
6600-05 • Utilities	8,000.00	-	8,000.00
6600-00 • Roads - Other	-	-	-
Total 6600-00 • Roads	96,200.00	(89,000.00)	27,200.00
Total Expense	289,715.00	37,365.00	318,080.00
Net Income	(97,175.00)	(38,107.36)	(135,282.36)

FINAL 11 Aug 09 AICH 1

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING
August 18, 2009

Mayor Ford called meeting to order at 7:00 p.m.

Council Members Present: Jimmie L. Grimes, Sherry Adams, Rusty Moseley, Michelle Nelson,

Council Members Absent: Norman Lowrey, Dave Tevis

Staff Members Present: Ray Crader, Marshal, John Jannise, Deputy Marshal, Norma Lucas, City Clerk

All in attendance said the Pledge of Allegiance. Mr. Ronnie Adams gave the Invocation.

Fire District: Presentation given by Assistant Fire District Chief Dan Flowers. He introduced the EMS who will be servicing the Bevil Oaks Community. Ms. Cindy Fitzgerald provided an overview of their services to the Bevil Oaks area of Jefferson County, and they will continue to provide Ambulance service when dispatched..

Citizen's Comments:

None

Minutes of the Meeting: Council reviewed Minutes of 21 July 2009 Minutes of Regular Meeting and 11 August 2009 Minutes of Special Minutes. See Attachment 1. M/M/2/C as written: Grimes/Moseley

Treasurers & Accountant's Report: Given by Councilperson Adams. See Attachment 2. M/M/2/C as reported: Nelson/Grimes

Marshal's Report: Given by Marshal Crader. There are many problems with the 4 wheelers, and golf carts on City streets. Marshal Crader stated that 4 wheelers are not allowed on city streets by State law, and is not a City law. He will continue to uphold the law. He and Deputy Marshal Jannise attended training in Odessa & Baytown Texas. The training in Odessa was the best ever attended and timely as the training covered illegal dumping, and ordinance violations. M/M/2/C as reported: Adams/Nelson

Court Report: Given by Court Clerk Lucas. See attachment 3. M/M/2/C: Adams/Grimes

Building Permits/Work Request: Two building permits were approved prior to meeting.

Discussion and Action Items:

Discussed and approved 2009 – 2010 Fiscal Year Budget. See Attachment 4 M/M/2/C:
Adams/Nelson

Approved Ordinance 221, adopting and approving Fiscal Year Budget: M/M/2/C:
Grimes/Nelson

Discussed and approved 2009 Tax Rate of 0219410 per \$100.00. M/M/2/C:
Moseley/Adams

Committee Reports:

None

Mayor & Council Comments:

Mayor Ford reported she has completed all required paperwork with the Federal
Emergency Management Agency to get a rating for the City, so that Flood Insurance
Rate for those in the Flood Plain will be less. She is working to get some properties
of the repetitive loss list.

Motion to adjoin meeting at 7:40 P.M. M/M/2/C: Nelson/Moseley


Rebecca M. Ford, Mayor


ATTEST: Michelle Nelson, Secretary

CITY OF BEVIL OAKS

'09 - '10

	2008-2009 Budget	Changes	Proposed 2009-2010 Budget
Income			
4100-01 · Tax Revenue-Current	103,740.00	(742.35)	102,997.65
4100-02 · Tax Revenue-Delinquent	1,500.00	-	1,500.00
4100-10 · Penalty & Fees	-	-	-
4200-00 · Franchise Fees	-	-	-
4200-01 · Communications	3,000.00	-	3,000.00
4200-02 · Entergy	27,000.00	-	27,000.00
4200-03 · Entax	4,300.00	-	4,300.00
4200-04 · IESI Waste Disposal	4,100.00	-	4,100.00
4200-05 · Cable	5,000.00	-	5,000.00
4200-06 · Trailer Parks	300.00	-	300.00
4200-80 · Other Franchise Fees	-	-	-
4200-00 · Franchise Fees - Other	-	-	-
Total 4200-00 · Franchise Fees	43,700.00	-	43,700.00
4300-00 · Sales Tax Receipts	15,000.00	-	15,000.00
4400-00 · Building Permits	800.00	-	800.00
4500-00 · Civic Center Rental	500.00	-	500.00
4600-00 · Municipal Court Revenue	8,800.00	-	8,800.00
4600-00 · Dividends & Interest-Road User	6,500.00	-	6,500.00
4600-10 · Dividend & Interest - General	1,500.00	-	1,500.00
4600-20 · Gain on disposal of assets	-	-	-
4800-30 · Donations	-	-	-
4900-00 · Miscellaneous Revenue	500.00	-	500.00
4900-10 · Grant Revenue	-	-	-
Total Income	183,540.00	(742.35)	182,797.65
Expense			
6100-00 · Administrative Expenses	-	-	-
6100-01 · Accounting	7,275.00	-	7,275.00
6100-02 · Auditor Fees	6,200.00	2,500.00	8,700.00
6100-03 · Attorney Fees	5,000.00	2,500.00	7,500.00
6100-04 · Bank Fees	100.00	-	100.00
6100-05 · Dues & Subscriptions	1,300.00	-	1,300.00
6100-06 · Election Expenses	800.00	-	800.00
6100-07 · Insurance	7,800.00	-	7,800.00
6100-08 · Jeff. Co. Appraisal Fee	2,000.00	-	2,000.00
6100-09 · Maintenance-Building	4,350.00	-	4,350.00
6100-10 · Maintenance-Grounds	1,000.00	2,000.00	3,000.00
6100-11 · Miscellaneous Expenses	500.00	-	500.00
6100-12 · Payroll Taxes	4,480.00	1,000.00	5,480.00
6100-13 · Postage & Delivery	500.00	-	500.00
6100-14 · Publication of Newsletter	3,500.00	-	3,500.00
6100-15 · Seminars & Training	2,100.00	1,180.00	3,280.00
6100-16 · Supplies	1,000.00	3,000.00	4,000.00
6100-17 · Travel	3,000.00	-	3,000.00
6100-18 · Telephone	1,000.00	-	1,000.00
6100-19 · Utilities	5,000.00	-	5,000.00
6100-20 · Wages - Office	15,000.00	8,175.00	23,175.00
6100-21 · Capital Expenditures	49,800.00	79,000.00	122,800.00
6100-22 · Contributions	-	-	-
6100-00 · Administrative Expenses - Other	-	-	-
Total 6100-00 · Administrative Expenses	115,815.00	99,355.00	215,170.00
6100-50 · Grant Expenditures	-	-	-
6200-00 · Community Development	8,100.00	1,900.00	8,000.00
6300-00 · Contingency	10,000.00	-	10,000.00
6400-00 · Municipal Court Expenses	4,200.00	-	4,200.00
6500-00 · Law Enforcement	-	-	-
6500-01 · Cellphone	1,400.00	-	1,400.00
6500-02 · Equipment	1,000.00	-	1,000.00
6500-03 · Fuel	6,000.00	-	6,000.00
6500-04 · Maintenance-Vehicle	2,000.00	-	2,000.00
6500-05 · Supplies	1,000.00	-	1,000.00
6500-06 · Wages - Marshall	25,000.00	3,750.00	28,750.00
6500-07 · Wages - Deputy Marshall	12,000.00	360.00	12,360.00
6500-08 · Postage	-	1,000.00	1,000.00
6500-00 · Law Enforcement - Other	-	-	-
Total 6500-00 · Law Enforcement	48,400.00	5,110.00	53,510.00
6600-00 · Roads	-	-	-
6600-01 · Drainage	3,200.00	-	3,200.00
6600-02 · Lighting	5,000.00	-	5,000.00
6600-03 · Signs	1,000.00	-	1,000.00
6600-04 · Maintenance-Roads	78,000.00	(69,000.00)	10,000.00
6600-05 · Utilities	8,000.00	-	8,000.00
6600-00 · Roads - Other	-	-	-
Total 6600-00 · Roads	95,200.00	(69,000.00)	27,200.00
Total Expense	280,715.00	37,365.00	318,080.00
Net Income	(97,175.00)	(38,107.35)	(135,282.35)

Adopted 18 Aug 09

FINAL 11 Aug 09 AICH 1



CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING

November 17, 2009

Mayor Ford called the meeting to order at 7:00 p.m.

Council Members Present: Sherry Adams, Cathy Crane, Jimmie L. Grimes, Rusty Moseley, & Michelle Nelson

Council Members Absent: Dave Tevis

Staff Members Present: Norma Lucus, City Clerk, Ray Crader, Marshal & John Jannise, Deputy Marshal

Others Present: Attorney Dru Montgomery, City Attorney & Mr. Steve Behrens, City Building Inspector

All in attendance said the Pledge of Allegiance. Mr. Ronnie Adams gave Invocation.

Mayor Ford opened the meeting by reading the Conflict of Interest Statement. Councilperson Nelson expressed a Conflict of Interest on the proposed variance of Ordinance #211. She presented an Affidavit.

Fire Department: No presentation.

Citizen's Comments:

Mr. Bud Merendino asked what is the current plan of action by BOMUD concerning their plans on the Sewer problem? Is there anything a Citizen can do? The Citizens voted against the Bond. Is there a way to get a petition to stop a loan process? Would the City be interested in being over BOMUD? BOMUD has closed sessions, and there are no solutions offered. How does citizens get City Council to address BOMUD issues?

Mayor Ford opinion: BOMUD is operating on a Certificate of Convenience. Hard to resolve BOMUD. The City has no interest in taking over BOMUD.

Attorney Montgomery provided additional overview of BOMUD. It operates as a Charter. Everyone has a right to view document under the Freedom of Information Act. All request for information must be in writing. A copy of their Charter, minutes, budget, all capital improvements, etc., can be requested from BOMUD. Before an attempt to resolve BOMUD a utility has to be created.

- NOTICE OF HEARING FOR THE REPAIR OR DEMOLITION OF property located at 13450 Black Gum, City of Bevil Oaks, TX. Attorney Montgomery opened the Hearing by asking if there are persons having an interest in this property to appear and present testimony and/or cross examine witnesses. No one appeared who has an interest in noted property. Mr. Steve Behrens stated that damage to the structure exceeded 50% of the property value, and recommended the structure be red tagged as a dangerous structure.

Attorney Montgomery provided the following information to the Mayor and Council:

- The building is a dangerous structure
- Notice of proposed City action be given to Owner/Owners of property
- Owner and SBA notified of hearing
- Building Inspector has found damage to structure exceeds 50% of property value
- Post dangerous structure notice on property.
- Recommended starting the process to demolish property, but not recommending a quick action to demolish, so that legal process is complete
- Red tag dangerous structure within 30 days
- Order homeowner to secure property. Still personal items in structure.
- Still has lien on property
- Give Homeowner/Mortgage company an opportunity to remedy the problem.

Minutes of the Meeting: Council reviewed Minutes of Regular Meeting of October 20, 2009. See Atch 1. M/M/2/C as written: Moseley/Adams

Financial Report: Given by Councilperson Adams. See Atch 2. M/M/2/C as reported: Moseley/Grimes

Marshal's Report: Marshal Crader provided the report. See Atch 3. M/M/2/C: Crane/Moseley

Court Report: None

Building/Work Request: 3 permits preapproved by Building Inspector.

DISCUSSION ITEMS:

- Hearing on 13450 Black Gum, Bevil Oaks, TX for the demolition of property: See notes above on discussion of hearing.

- **Proposed variance to Ordinance Number 211:** NOTE: Attorney Montgomery advised that the Councilperson is acting as a private citizen and not a Council member in this discussion. Ms. Michelle Nelson provided the Council a talking paper outlining their proposal on the small brewery and the reason for the request of a variance to Ordinance 211, for their business located on Chimney Rock, Bevil Oaks, TX. She also presented an Affidavit to abstain from participating in the Council's discussion and abstain from voting on the proposed variance to Ordinance #211. Mr. Cory Nelson stated to the Council that their business is regulated by State and Federal Laws. No customers are allowed to come to their business to make purchases. ~~They have been doing a small scale business for over a year.~~ They have received no issues or complaints from their neighbors. BOMUD has no problems with their business. The refrigerated van to load has no signs on it. The Nelsons are requesting a 5 year variance to Ordinance 211. To continue their business they must have a letter from the City stating approval of a variance to Ordinance 211.

Some comments on the variance 211 issues:

- Councilman Grimes asked how the immediate neighbors feel about the business? Any odors?
- Councilman Moseley suggested some sort of a formalized process to notify Citizens of the business, so that they can provide comments and input to council on the issue.
- Mayor Ford suggested sending bulk mail to those in the deed restricted area to inform them of the brewery, as they have a right to know of the proposal.
- Attorney Montgomery also recommended the affected Citizens be notified, so that Council can be satisfied that they are informed.

After some discussion, Councilman Grimes made a motion to table the variance to Ordinance 211 issue until December Council meeting. 2nd by Councilman Moseley. Tabled.

- Reviewed Certified Roll Jurisdiction Summary for Tax year 2009
- Reviewed Demolition Permit and Fee
- Reviewed Investment Account for re-approval
- Reviewed Resolution for Energy Grant
- Reviewed request for required NIMS training for Mayor Ford, Dec7-9th, 2009, not expected to exceed \$400.00

Action Items:

- Approve the demolition of property located on 13450 Black Gum, Bevil Oaks, TX. M/M/2/C: Crane/Adams
- Proposed variance to Ordinance Number 211: Tabled until December meeting. See above notes.
- Approved Certified Roll Jurisdiction Summary for Tax year 2009. M/M/2/C: Moseley/Grimes
- Approve Demolition Permit and Fee. M/M/2/C: Crane/Adams
- Approve Investment Account for re-approval. M/M/2/C: Moseley/Nelson
- Approve Resolution for Energy Grant. M/M/2/C: Grimes/Adams
- Approved required NIMS training for Mayor Ford, Dec7-9th, 2009, not expected to exceed \$400.00. M/M/2/C: Moseley/Crane

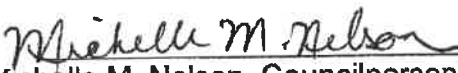
Committee Reports:

- Community Development: Councilman Grimes and committee will hold Holiday drawing
- Building & Grounds: None
- Roads & Drainage: None

Mayor Ford stated Rating was approved, Mr. Rice said roads were approved.

Motion to adjourn meeting at 8:40 P.M. M/M/2/C: Nelson/Grimes


Rebecca M. Ford, Mayor


ATTEST: Michelle M. Nelson, Councilperson

CITY OF BEVIL OAKS
MINUTES OF REGULAR MEETING

December 15, 2009

Mayor Ford called the meeting to order at 7:00 p.m.

Council Members Present: Sherry Adams, Cathy Crane, Jimmie L. Grimes, Rusty Moseley, & Michelle Nelson, Dave Tevis

Staff Members Present: Norma Lucus, City Clerk, & John Jannise, Deputy Marshal

Staff Members Absent: Ray Crader, Marshal (Sick Leave)

Others Present: Attorney Dru Montgomery, City Attorney

All in attendance said the Pledge of Allegiance. Dr. Holder gave Invocation.

Mayor Ford opened the meeting by reading the Conflict of Interest Statement. Councilperson Nelson expressed a Conflict of Interest on the proposed variance to Ordinance #211. She abstained from voting on this issue.

Fire District Presentation: None

Citizen's Comments:

Mr. Bud Merendino stated that BOMUD is applying for a loan in January 2010 for the repair/rebuilding of the Sewer Plant. He fears the costs will be added to our water bill. The Citizens of Bevil Oaks voted against funds to rebuild the Sewer Plant.

There was question on the status of the substandard house located at 13450 Blackgum Road. A demolition permit was approved, and demolition of property is to start soon.

Minutes of the Meeting: Council reviewed Minutes of Regular Meeting November 17, 2009 and the sentence "They have been doing a small scale business for over a year" was stricken from minutes. See Attachment 1. M/M/2/C with change: Adams/Grimes

Financial Report: Given by Councilperson Adams. See Attachment 2. M/M/2/C as Reported: Crane/Grimes

Marshal's Report: Deputy Marshal Jannise provided the Marshal's Report. See Attachment 3. M/M/2/C as reported: Tevis/Grimes

Court Report: None. No action in the Court.

Building/Demolition Permits: Demolition for the property located at 13450 Blackgum Road, Bevil Oaks was approved prior to meeting by Building Inspector Steve Behrens.

ATCH 1

Discussion Items:

- Discussed Reed and Associates 2009 Audit Engagement Letter, not to exceed \$6,500.
- Flood insurance renewal – 2 Options
- Renewal of the Bevil Oaks Mobil Home Park Permit
- Purchase of property for Fire Station to be built on, using Grant Funds
- Bids for mowing of City right-of-way
- Public Hearing regarding temporary variance to Ordinance 211 for 13570 Chimney Rock, Bevil Oaks, TX and comments from Citizens to be limited to 3 minutes each. Conducted the Public Hearing regarding temporary variance to Ordinance 211 for 13570 Chimney Rock, Bevil Oaks, TX. Motion made to limit comments to three minutes each. M/M/2/C: Adams/Moseley. Comments from Citizens were limited to 3 minutes each.

PUBLIC HEARING

Ms. Michelle Nelson gave a brief statement on the request of Gulf Coast Brewing Company for a 5 year variance to Ordinance 211, Section 2. She and her Family moved to Bevil Oaks six years ago. The business is highly regulated, not open to public, no advertizing. She asks the Council to consider the variance.

The following Citizen comments were made:

Zane Bledsoe – Asked the Council to maintain the integrity of the City of Bevil Oaks. Once the door is open to a variance to Ordinance 211, we will have to Continue giving variances. Do not support a change to the ordinance.

Ed Milam – Founders of Bevil Oaks wanted to keep businesses out of deed restricted areas. He voiced concerns about the environment, the impact on BOMUD water & sewer. Do we want a brewery in Bevil Oaks? The answer is no! Can we afford a Brewery in Bevil Oaks? Do not support a change to the ordinance.

Dale Darby – Council is trying to stop small businesses. Stepping on other people toes. There are other businesses in Bevil Oaks. Concerned that the Council is narrow-minded. Supports a change to the ordinance.

Valarie Cooley - Objection for 5 year variance. How will Fire Department handle the environmental issues. Do not support a change to the ordinance.

Tom Cooley – Ordinance and deed restrictions are there for a purpose. Concerns about fire protection, and sales from brewery. Do not support a change in the ordinance.

Colleen Grimes – There are all types of businesses presently in Bevil Oaks. Apply restrictions equally to all businesses.

Wayne Brumley – Moved to Bevil Oaks for the deed restriction. Opposed to the change to the Ordinance in support of businesses.

Lavon Jones – City cannot enforce Deed Restrictions. He has no problems with The change to the ordinance, as long as the business is regulated. Not opposed to change in ordinance.

Herman Davis – Not against business. He supports the Nelsons. Not opposed to change in ordinance.

Travis Darby – Feels people should educate themselves. Not opposed to change in ordinance.

Rick Squires – Everyone is worried about something they should not be worried about. Not opposed to change in ordinance.

E. J. Booker – Nothing against the Nelsons. He has lived in Bevil Oaks for 28 years. If variance is allowed it will open door to other businesses. Do not want a brewery. Opposed to change in ordinance.

Kay McGrath – The ordinance is set up to protect the citizens of Bevil Oaks. She Objects to bringing in business to restricted area. Suggest moving business to area in Bevil Oaks without deed restriction.

R. Gilbrath – Changing the ordinance will open a big can of worms. Do not want a business in the City ordinance restricted area.

Michael Amy – Lives on Riverbend – Wants the neighborhood to stay residential area. We have enough problems.

Hani Tohme – Facts are distorted. Brewery will not create a problem in the city. He supports the Nelsons.

Corey Nelson – Once or twice a month a truck will pickup supply, in 35 gallon batches at a time. He sent out 600 flyers to the Citizens of Bevil Oaks to inform them of his brewery, and talked to many of them. He provided the Council with a signed petition in support of the variance to Ordinance 211.

Action Items:

- Approved Reed and Associates 2009 Audit Engagement Letter, not to exceed \$6,500. M/M/2/C: Nelson/Crane
- Approved Flood insurance renewal – Option B chosen in the amount of \$1,055. M/M/2/C: Grimes/Adams
- Approved the Renewal of the Bevil Oaks Mobil Home Park Permit for 2010. M/M/2/C: Adams/Nelson
- Approved the process to locate property for Fire Station to be built on, using Grant Funds. (Attorney Montgomery provided the following information prior to action by Council: The Fire District will pay for the purchase of property, a lease agreement with the City for 99 years for will be entered into for the same amount paid for property). The Fire District was authorized to move forward on the location of property on which to build the new fire station. M/M/2/C: Moseley/Crane
- Approved the Bid for the mowing of City right-of-way. Bid was awarded to Lindy's Lawn Care. 18 mowings @ \$400 each for a total of \$7,200 a year. M/M/2/C: Tevis/Crane

- Approve/Disapprove the variance to Ordinance 211 for 13570 Chimney Rock, Bevil Oaks, TX. After some discussion and the public hearing on the issue, Mayor Ford asked the Council to take action to approve or disapprove the variance to Ordinance 211. Councilman Grimes made motion to bring this issue to a vote to approve or disapprove the variance.
 - Approve a variance to Ordinance 211: 0 Votes to approve
 - Disapprove a variance to Ordinance 211: 6 votes to disapprove. Motion Carried. Grimes/Moseley

Mayor Ford appreciated all who came to voice their opinion on the issue.

Committee Reports


Building & Grounds: None

Community Development: Councilman Grimes reported the Holiday Yard winners were Aaron & Mystya Grider of 13475 Chimney Rock.

Roads & Drainage: None

Motion to adjourn meeting at 9:30 P.M. M/M/2/C: Nelson/Tevis


Rebecca M. Ford, Mayor


ATTEST: Michelle M. Nelson, Secretary