

Don't Forget! All Ordinances and many other things can be found on our website!  
[www.cityofbevil Oaks.com](http://www.cityofbevil Oaks.com)



# Bevil Oaks Chronicle

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Provided By:

City of Bevil Oaks and First Baptist Church Bevil Oaks  
 Activities Located on Grounds of First Baptist Church Bevil Oaks  
 7725 Sweetgum Road



### PROGRAM AGENDA

**\*\*3:30 P.M.** Volunteers on hand in church kitchen to prepare food, drinks, etc...

**\*\*PLEASE NOTE** Volunteers are still needed to help with setting up and taking down tables and chairs and for food preparation. If you are available to assist with any of these activities, please contact Dee Booker at 409-363-2945.

**5:30 P.M.** Parade Registration begins

Volunteers to be fed

**6:00 P.M.** Posting of the Colors

**Water Slide/Bounce House and Face Painting for Children**  
 Dinner to follow

**7:30 P. M.** Parade begins

**8:00 P. M.** Announcement of Parade Winners

**9:00 P.M.** Fireworks



Check us out on  
**Facebook & Twitter!**  
 Facebook: [Bevil Oaks City](#)  
 Twitter: [@BevilOaks](#)

# Happy 4th of July!

City Hall Office Hours for 4th of July Week:  
 Thursday, July 2: Close at NOON; Friday, July 3: CLOSED

## ***Substantial Damage/Substantial Improvements in the Floodplain (50% Rule)***

In order to participate in the National Flood Insurance Program (NFIP), local communities must adopt and enforce local floodplain management regulations that meet or exceed the NFIP's minimum criteria. By participating in the NFIP, property owners throughout the community will be able to purchase flood insurance, and disaster assistance will be available throughout your community. These regulations require the local community to 1) evaluate damaged structures and 2) review permit applications for additions, alterations, and/or, repairs; in order to determine if the threshold for substantial improvements or substantial damage has been reached.

### **Frequently asked questions about “substantial improvement” and “substantial damage” issues**

#### ***What is substantial improvement?***

A building is considered to be substantially improved when the cost of reconstruction, rehabilitation, addition, or other improvement of a structure, equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement.

This term includes structures which have incurred “***substantial damage***”, regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or

(2) Any alteration of a “historic structure” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

#### ***What is substantial damage?***

A building is considered to be substantially damaged when the total cost of repair equals or exceeds 50 percent of the pre-damage market value of the structure. Land value is excluded from this determination.

#### ***My house is been declared substantially improved, what does this mean to me?***

In order to improve or repair your house it will have to meet the minimum elevation requirements in your local floodplain management regulations.

#### ***Do property owners have to meet certain requirements if they want to rebuild a substantially damaged structure?***

The local community's regulations specify rebuilding standards for a substantially damaged structure. When a community participates in the NFIP, it must have and enforce a floodplain management ordinance that helps to protect lives and property from future floods. Reducing future losses helps keep flood insurance premiums down. The ordinance requires owners of damaged structures to obtain a floodplain development permit from their local government before they rebuild.

#### ***How do I determine the elevation of my house?***

The elevation of your house is documented by a surveyor or other authorized person on an Elevation Certificate (FEMA Form 81-31). Check with your local floodplain administrator to see if there is an elevation certificate on file for your house.

## *50% Rule Continued...*

***What happens if a residence is determined to be substantially damaged?***

Owners must then comply with their community's floodplain management ordinance should they choose to rebuild. In some cases, a building may need to be elevated, retrofitted, or changed to comply with the ordinance and reduce future flood losses.

In some instances owners may voluntarily request to be included in a community-sponsored acquisition program primarily funded by state and federal agencies. However, a request to be included in such a program is not a guarantee that there will, in fact, be a program or that there will be funding to acquire all properties whose owners request acquisitions.

***What happens if your community fails to enforce its local floodplain management ordinance?***

Failure to enforce these measures can jeopardize the community's continued participation in the NFIP and ability to qualify for federal assistance following a disaster.

***Where can I get more information?***

- For general flood insurance questions, call 1-800-427-4661, or contact your insurance company or insurance agent.
- For more information, visit FEMA.gov and FloodSmart.gov
- To protect your property with a flood insurance policy, call your insurance agent or call 1-800-427-2419 to find an agent near you.

***Additional Resources: FEMA Publications call 1-800-480-2520***

- Answers to Questions About Substantially Damaged Buildings – FEMA 213 (5/91)
- Repairs, Remodeling, Additions, and Retrofitting – Tech Fact Sheet 30 (8/05)

## *May 9, 2015 Election Results*

<u>Registered Voters: 921</u>	<u>Total Votes: 398</u>	<u>Percentage Voted: 43.21%</u>
<u>Mayor:</u> Rebecca M. Ford: 286	Bud Merendino: 110	
<u>Ward 1:</u> Christi Bounds: 43	Dave Tevis Jr.: 83	
<u>Ward 2:</u> Barbara Emmons: 25	Michelle Nelson: 71	
<u>Ward 3:</u> Danny Fruge: 111	Susan Martin: 55	

**WINNERS:** Rebecca M. Ford—Mayor; Dave Tevis Jr.—Ward 1; Michelle Nelson—Ward 2; Danny Fruge—Ward 3

## *CONSUMER CONFIDENCE REPORT*

Our 2014 Consumer Confidence Report is now available online. It can be viewed at

[https://www.cityofbevilocks.com/uploads/2015\\_CCR\\_Report.pdf](https://www.cityofbevilocks.com/uploads/2015_CCR_Report.pdf)

This report shows the quality of the drinking water provided by the City of Bevil Oaks. It shows no violations. You can view it online or at City Hall. For more information, contact Naomi Bowman or Kimberly Vandver at (409) 753-2126.

## Basketball Goals

Kudos go out to Mr. Allen Pride for making the City aware of two permanent style outside use basketball goals, complete and brand new still in the box, that were on a Texas A & M auction site. The City was able to bid on the pair, (the only way they were offered), and turned out to be the successful bidder.

In the near future, volunteers will install one of them on the South side of the basketball court. This goal is a NCAA regulation size as well as height (10') and will be concreted in the ground. Not only did Mr. Pride make the City aware, but also assisted in the bidding process AND traveled to College Station to pick it up and deliver to Bevil Oaks. Great job Allen and thanks from everyone!



A new backboard is on order to replace the one on the adjustable goal that someone evidently broke by hanging on the rim. It is the City's intention that smaller children can now use the adjustable goal and older kids the regulation size. However, if this goal continues to be abused and broken, the City will have no choice but to remove it completely.

**IMPORTANT:**

We send out messages via telephone and email for things happening in Bevil Oaks. For example, we sent out notices regarding the flood stages during this last rain event, and another when a man was going around that already had fraud charges. PLEASE contact City Hall to update your information to stay informed! 409-753-1475 or bevilocks@att.net, or fill out the form below and drop off at City Hall.

NAME: \_\_\_\_\_

Address: \_\_\_\_\_

Acct #: \_\_\_\_\_

Email: \_\_\_\_\_

(Want to receive water bills via email? YES: )

Home Phone: \_\_\_\_\_

Cell Phone 1: \_\_\_\_\_

Cell Phone 2: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Office Use Only:**

Entered into BlackBoard

Entered into UBMax

Office Personnel Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## *Fats, Oils, & Grease (FOG) & Inflow/Infiltration (I/I)*

The City of Bevil Oaks Fats, Oils and Grease (FOG) program is designed to reduce the possibility of sewer pipe blockages and overflows by educating people in regards to how FOG effects the sewer system and how customers can properly dispose of these substances.

FOG gets into our sewer collection system mainly from residential customers pouring the substances down their drains and from commercial food preparation establishments with inadequate grease controls. Fats, oils and grease are a byproduct of cooking and are mostly found in the following:

- Meats
- Cooking oil
- Lard or shortening
- Butter or margarine



A clogged sewer

A clogged artery

Our sewer system is not designed to handle or treat these substances in excess. Over time, without proper disposal of fats, oils and grease, they build up in the sewer system and eventually block collection pipes and sewer lines, resulting in sewer backups and overflows on streets, properties and even in customers' homes and/or businesses. Overflows may also impact the environment negatively and can result in contamination of ponds, streams or rivers.

FOG that enters the sewer system eventually solidifies and forms grease balls. These grease balls can range in size from marbles to the size of cantaloupes and must be removed periodically. Since the sewer system is unable to handle or treat these substances effectively, the City incurs greater expenditures on the maintenance of the collection systems and/or treatment plants which in turn can lead to higher customer rates. Sewer backups can also cost customers thousands of dollars for the repair or replacement of their damaged property.

To work effectively, sewer systems need to be properly maintained. The City encourages all customers to do their part in maintaining their internal system and to use proper disposal methods as provided below.

### **Restaurant/Food Preparation Businesses**

The City requires commercial operations in the food preparation business to have a grease interceptor or "Grease Trap" as per Ordinance #245. A grease interceptor is a concrete structure that is used to trap grease generated from food production establishments. The grease interceptor is generally located beneath the surface in a parking lot or sidewalk area, between the restaurant and the sanitary sewer line. It captures grease and oils from the normal wastewater flow. Grease interceptors receive liquid waste from mop sinks, floor drains and 3-compartment sinks.

The purpose of the interceptor is to help separate the hot, greasy water from other water generated at a restaurant. The interceptor slows the flow of the hot, greasy water. As this water cools, the grease and oils separate and float to the top of the trap, allowing water underneath this greasy layer to flow down the pipe to the sewer system. Larger-capacity grease traps are needed to provide an adequate retention time to cool water for efficient grease recovery.



### **Proper Disposal Methods:**

Ways in which you as a customer can reduce the amounts of FOG that enters the sewer system is by doing the following:

- Have grease interceptors or traps inspected, maintained and cleaned regularly. (Usually every 6 months they should be pumped out).
- Scrape grease and food residue from dishes and pans into a garbage bag before placing them into your dishwasher or sink.

## *FOG & I/I Continued...*

Allow grease to cool to a safe temperature after cooking before disposal.

Only dispose of fat and grease in an approved container or by an approved method.

Recycle used cooking or motor oil and then throw the hardened oil away on trash day.

Mix oils with unscented kitty litter, sawdust or sand to solidify the oil (Avoid scented or disinfectant types of kitty litter as they can react with the oil and cause a fire.)

Use a paper towel to wipe small amounts of cooking oil, such as meal drippings, and throw the paper towel in the trash.

Install "No Grease" signs around sinks to remind employees to avoid dumping fry grease and other fat products down the drain.

Frying oils can generally be stored for up to six months and also can be reused for up to six hours of frying time. Store oil in the original container after cooling and strain for foreign materials as it is being poured back into the container.

### **Methods that should be avoided:**

Pouring household grease into sinks, garbage disposals or other drains. This is one of the major contributors to sewer stoppages.

Flushing grease, diapers, sanitary napkins, newspapers, soiled rags, and/or paper towels down toilets.

Pouring oil or grease into a storm drain; it is the same as pouring it directly into a lake.

Ignoring your grease trap maintenance schedule.

### **What is Inflow/Infiltration?**

#### **Inflow**

Water entering sanitary sewers from inappropriate connections is called inflow. Typical sources include roof drains, cellar drains, and yard drains where urban features prevent surface runoff, and storm drains are not conveniently accessible or identifiable. Inflow tends to peak during precipitation events, and causes greater flow variation than infiltration. Sources of inflow can sometimes be identified by smoke testing. Smoke is blown into the sewer during dry weather while observers watch for smoke emerging from yards, cellars, or roof gutters.

#### **Infiltration**

Groundwater entering sanitary sewers through defective pipe joints and broken pipes is called infiltration. Pipes may leak because of careless installation; or they may be damaged after installation by differential ground movement, heavy vehicle traffic on roadways above the sewer, careless construction practices in nearby trenches or degradation of the sewer pipe materials. In general, volume of leakage will increase over time.

### **Methods to help decrease I/I**

Make sure sanitary sewer cleanouts have lids.

Regularly inspect sanitary sewer service line within private property.

Immediately report any indication of I/I to City Hall at 409-753-2126.

Do not have house gutters draining into your sanitary sewer service line and/or collection system.

## *Road Repairs*

The County says that they will be out to repair selected roads that the City and the County have agreed to repair sometimes between the middle of July to the middle of August, weather permitting.

## *Water Meter APP Instructions*

Phone APP Instructions:

- Go to the APP store on your Android or iPhone and search for “eye on water”
- Download the free APP to your Android or iPhone
- Open the APP
- Tap on the Register button
- Tap on “Enter your account information Manually”
- Enter your Zip Code
- Select your water provider (City of Bevil Oaks)
- Enter your Account ID (must obtain from City Hall)
- Enter a valid e-mail address
- Create and confirm a password
- Verify that you have read the Terms of Service
- Tap on the Next button
- An email will be sent to the address you provided
- Click or tap on the link in the email to verify it is valid
- You can now sign in to your account.

**PLEASE NOTE:** sometimes you may have to go online to register before using on your phone.

- ◆ You can also go online from any computer with internet access to do the same thing. Just go to [www.EyeOnWater.com](http://www.EyeOnWater.com)

**ACCOUNT ID – REGULAR METER:** \_\_\_\_\_

**ACCOUNT ID – IRRIGATION METER:** \_\_\_\_\_

## *New and/or Updated Ordinances*

City Council recently passed Ordinance 244, regarding Smoke Testing within the City of Bevil Oaks to be conducted. At the same time, at the regular May Council meeting held at 7:00 p.m., they updated Ordinance 245, the Water/Sewer Ordinance. **PLEASE NOTE:** Price of water/sewer has NOT changed. The rates are still \$0.005 per gallon, with a 3000 gallon minimum. A couple of changes are: (1) if disconnected for non-payment, may not be turned back on for up to 24 hours; (2) the handling of leaks and adjustments.

**You can review these and all active ordinances at [www.CityofBevilOaks.com](http://www.CityofBevilOaks.com).**

City of Bevil Oaks

7525 Sweetgum  
Beaumont, TX 77713  
City Hall: 409-753-1475  
Water Department: 409-753-2126  
Email: bevilocks@att.net

Bevil Oaks is Online at:  
[www.CityofBevilOaks.com](http://www.CityofBevilOaks.com)

**City Clerks:**  
Kim Vandver & Naomi Bowman 753-1475  
**Emergency Management:**  
Don Smith 658-8220  
**Code Enforcement Officer:**  
Mike Collier 753-1475  
**Water/Sewer:**  
Office Hours: 753-2126  
Emergency AFTER Hours: 755-7377

**Becky Ford, Mayor** 753-1263  
**Danny Fruge, Mayor Pro-Tem** 753-3446  
Roads & Drainage, & Grounds  
**Council Members:**  
**Sherry Adams, Ward 3** 753-2474  
Secretary & Buildings  
**Michelle Nelson, Ward 2** 753-1475  
Community Development  
**Dave Tevis, Ward 1** 781-2071  
Street Lights & Signs  
**Bud Merendino, Ward 1** 466-3193  
**Fay Roberts, Ward 2** 753-2163

Next JCESD #1  
Meeting:  
Tuesday,  
July 21, 2015  
@ 6:00 p.m.  
Firehouse

Next City Council  
Meeting:  
Thursday,  
July 16, 2015  
@ 7:00 p.m.  
Civic Center



7525 Sweetgum Rd.  
Beaumont, TX 77713

PRSR STD  
US POSTAGE PAID  
SOUR LAKE, TX  
PERMIT NO. 3

**Resident**  
**Rural Route 1**  
**Beaumont, TX 77713**